

15602

MTC 23607-D

WARRANTY DEED

Vol. m90 Page 10583

KNOW ALL MEN BY THESE PRESENTS, That Kenneth H. Kinsman & Linda I. Kinsman, as tenants by the entirety

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by Carmelita J. Hudson & Bertie L. Dassler, not as tenants in common, but***, hereinafter called the grantee, does hereby grant, bargain, sell and convey unto the said grantee and and grantee's heirs, successors and assigns, the certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or appertaining, situated in the County of Klamath and State of Oregon, described as follows, to-wit:

***with the right of survivorship

Lot 40 in Block 3, TRACT 1064, FIRST ADDITION TO GATEWOOD, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Tax Account No: 3909 014DB 01000

** in Volume M77, Page 20472 on October 25, 1977 which the herein grantees assume and agree to pay.

"This instrument will not allow use of the property described in this instrument in violation of applicable land use laws and regulations. Before signing or accepting this instrument, the person acquiring fee title to the property should check with the appropriate city or county planning department to verify approved uses."

To Have and to Hold the same unto the said grantee and grantee's heirs, successors and assigns forever. And said grantor hereby covenants to and with said grantee and grantee's heirs, successors and assigns, that grantor is lawfully seized in fee simple and the above granted premises, free from all encumbrances except all those of record and those apparent to the land as of the date of this deed. Subject to trust deed in favor of Klamath First Federal Savings & Loan recorded** and that

grantor will warrant and forever defend the said premises and every part and parcel thereof against the lawful claims and demands of all persons whomsoever, except those claiming under the above described encumbrances.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$58,000.00. However, the actual consideration consists of or includes other property or value given or promised which is the whole/part of the consideration (indicate which). (The sentence between the symbols', if not applicable, should be deleted. See ORS 93.030.)

In construing this deed and where the context so requires, the singular includes the plural and all grammatical changes shall be implied to make the provisions hereof apply equally to corporations and to individuals.

In Witness Whereof, the grantor has executed this instrument this 31 day of May, 19 90; if a corporate grantor, it has caused its name to be signed and seal affixed by its officers, duly authorized thereto by order of its board of directors.

Kenneth H. Kinsman
Linda I. Kinsman

STATE OF OREGON,)
County of Klamath) ss.
May 31, 19 90

Personally appeared the above named _____

Kenneth H. Kinsman & Linda I. Kinsman

_____ and acknowledged the foregoing instrument to be their voluntary act and deed.

Before me: Evelyn Biehn
(OFFICIAL SEAL) Notary Public for Oregon
My commission expires: 6-16-92

STATE OF OREGON, County of _____) ss.
_____, 19 ____.

Personally appeared _____ and _____ who, being duly sworn, each for himself and not one for the other, did say that the former is the _____ president and that the latter is the _____ secretary of _____

_____, a corporation, and that the seal affixed to the foregoing instrument is the corporate seal of said corporation and that said instrument was signed and sealed in behalf of said corporation by authority of its board of directors; and each of them acknowledged said instrument to be its voluntary act and deed.

Before me:

(OFFICIAL SEAL)

Notary Public for Oregon
My commission expires:

Kenneth H. Kinsman & Linda I. Kinsman
6007 Highway Rd
Klamath Falls, OR 97603
GRANTOR'S NAME AND ADDRESS
Carmelita J. Hudson & Bertie L. Dassler
5403 Knightwood Dr
Klamath Falls, OR 97603
GRANTEE'S NAME AND ADDRESS

After recording return to:

Carmelita J. Hudson & Bertie L. Dassler

above address

NAME, ADDRESS, ZIP

Until a change is requested all tax statements shall be sent to the following address:

Klamath First Federal
no change in address

NAME, ADDRESS, ZIP

STATE OF OREGON,

ss.

County of Klamath

I certify that the within instrument was received for record on the 1st day of June, 19 90, at 12:31 o'clock P. M., and recorded in book M90 on page 10583 or as file/reel number 15602.

Record of Deeds of said county.

Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk

Recording Officer

By Pauline Munkler Deputy

Fee \$28.00

MOUNTAIN TITLE COMPANY

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