MTC 23324 WARRANTY DEED Vol. m90 Page 10640 15634KNOW ALL MEN BY THESE PRESENTS, That John E. Kissel & Carolyn A. Kissel, as tenants by the entirety hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by ____ , hereinafter called Dale R. Beckman 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 <u>Klamath</u> and State of Oregon, described as follows, to-wit: The Northeast quarter of the Northwest quarter of Section 5, Township 40 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon. Tax Account No: 4009 00500 00700 9 "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 -Echeck 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 and that ordeed. 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. XXXXXXXXXXXXXXXXXXXX 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 25th day of <u>May</u>, 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. -EKsoel ohn E. Kissel OREGON, County of STATE STATE OF OREGON? 10 County of Klamath SS. . and Personally appeared _ , 19 . 90. May who, being duly sworn, each for himself and not one for the other, did say that the former is the Personally appeared the above named ____ president and that the latter is the o . co secretary of_ John E. Kissel & Carolyn A. Kissel _, a corporation, and that the seal affixed to the foregoing instrument is the corporate and deknowledged the foregoing instrument seal of said corporation and that said instrument was signed and sealed their voluntary act and deed. to be ____ 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. (OFFICIAL Before me: SEAL) (OFFICIAL Notary Public for Oregon Notary Public for Oregon SEAL) My commission expires: 11/16 My commission expires: John E. Kissel & Carolyn A. Kissel STATE OF OREGON, Ma Midland SS. County of ___Klamath_ I certify that the within instrument was received for record on the <u>lst</u> Beckman day of ______, 19_90 898 Old Midland Road at 4:40 o'clock P. M., and recorded Klamath Falls, OR 97603 in book <u>M90</u> on page <u>10640</u> or as SPACE RESERVED GRANTEE'S NAME AND ADDRESS file/reel number ___ 15634 FOR Record of Deeds of said county. RECORDER'S USE Witness my hand and seal of County affixed. and all tax statements shall be sent to the following address Evelyn Biehn, County Clerk Recording Officer nan Bauline Mullandere Deputy address \$28.00 Fee

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