

15724

WARRANTY DEED

Vol. m90 Page 10785

KNOW ALL MEN BY THESE PRESENTS, That CEDAR TRAILS LAND DEVELOPMENT COMPANY, LTD, an limited partnership in Oregon

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by Thomas D. Sunday and Dorothy Sunday, as tenants by the entirety, 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:

The West one-half of Lot 1 in Block 4 of TRACT 1083-CEDAR TRAILS, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Tax Account No: 4008 020B0 01400

"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.

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 \$ 24,000.00 =.

~~However, the donor does not intend to create a life estate in the above described premises, but rather to convey the same to the grantee in fee simple, and the above stated consideration shall be deemed to be the full and complete consideration for the same.~~

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 1 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.

Thomas D. Sunday  
Thomas D. Sunday

Dorothy Sunday  
Dorothy Sunday

STATE OF OREGON, County of CLATSOP ) ss.  
19 90.

STATE OF ~~OREGON~~, California )  
County of SANTA CLARA ) ss.  
JUNE 1, 19 90.

Personally appeared the above named  
Thomas D. Sunday & Dorothy Sunday

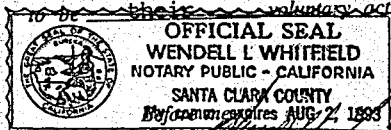
Personally appeared \_\_\_\_\_ and  
\_\_\_\_\_ who, being duly sworn,  
each for himself and not one for the other, did say that the former is the  
\_\_\_\_\_ president and that the latter is the  
\_\_\_\_\_ secretary of \_\_\_\_\_

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

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)



(OFFICIAL  
SEAL)

Notary Public for ~~OREGON~~ California  
My commission expires:

Notary Public for Oregon  
My commission expires:

Thomas D. Sunday & Dorothy Sunday  
10261 Rancho Place  
Cupertino, CA 95014

GRANTOR'S NAME AND ADDRESS

Rudolph S. Sutter & Joa M. Sutter  
2717 Unicornio Street  
Carlsbad, CA 92008

GRANTEE'S NAME AND ADDRESS

After recording return to:

Rudolph S. Sutter & Joa M. Sutter  
2717 Unicornio Street  
Carlsbad, CA 92008

NAME, ADDRESS, ZIP

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

Rudolph S. Sutter & Joa M. Sutter  
2717 Unicornio Street  
Carlsbad, CA 92008

NAME, ADDRESS, ZIP

STATE OF OREGON,

ss.

County of Klamath

I certify that the within instrument was  
received for record on the 5th  
day of June, 19 90,  
at 11:01 o'clock AM., and recorded  
in book M90 on page 10785 or as  
file/reel number 15724,  
Record of Deeds of said county.

Witness my hand and seal of County  
affixed.

Evelyn Biehn, County Clerk

Recording Officer

By Pauline Mueller Deputy

Fee \$28.00