

15803

MTC 23737-R

KNOW ALL MEN BY THESE PRESENTS, That

JOHN W. ALLUMS and JAN E. ALLUMS, husband and wife

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by _____, hereinafter called KENNETH S. DUGAN

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:

Lot 4 in Block 40 of HOT SPRINGS ADDITION to the City of Klamath Falls, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Klamath County Tax Account #3809-028CA-12400.

"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 upon 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 \$ 74,000.00

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 31st day of May, 19 90; if a corporate grantor, it has caused its name to be signed and sealed by its officers, duly authorized thereto by order of its board of directors.

JOHN W. ALLUMS

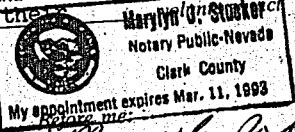
JAN E. ALLUMS

STATE OF OREGON, County of _____, 19 ____.

STATE OF ~~OREGON~~ NEVADA)
County of Clark) ss.
May 31, 19 90.

Personally appeared the above named
JOHN W. ALLUMS and JAN E. ALLUMS

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



(OFFICIAL SEAL) Notary Public for ~~OREGON~~ Nevada
My commission expires: 3/11/93

JOHN W. ALLUMS and JAN E. ALLUMS
c/o First Baptist Church, 300 S. 9th
Las Vegas, NV 89101
GRANTOR'S NAME AND ADDRESS

KENNETH S. DUGAN
522 Pacific Terrace
Klamath Falls, OR 97601
GRANTEE'S NAME AND ADDRESS

After recording return to:
SAME AS GRANTEE

NAME, ADDRESS, ZIP

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

NAME, ADDRESS, ZIP

Personally appeared _____ and
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 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:

STATE OF OREGON.

County of Klamath ss.

I certify that the within instrument was
received for record on the 6th
day of June, 19 ____.
at 2:03 o'clock P.M., and recorded
in book M90 on page 10905 or as
file/reel number 15803

Record of Deeds of said county.

Witness my hand and seal of County
affixed.

Evelyn Biehn, County Clerk

Recording Officer

By Pauline Muelandse Deputy

Fee \$28.00