

15928

MTC 25605 WARRANTY DEED

Vol. M90 Page 11156

KNOW ALL MEN BY THESE PRESENTS, That  
 Danny L. Mays and Tena A. Mays, Husband and Wife

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by \_\_\_\_\_, 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:

Lot 1, Block 94, BUENA VISTA 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.

Tax Account No: 3809 029CC 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 those of record and those apparent upon the land, if any, 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 \$ 38,500.00. 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 1st day of June, 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.

Danny L. Mays  
 Danny L. Mays

Tena A. Mays  
 Tena A. Mays

STATE OF OREGON,

County of Klamath ss.  
June 1, 19 90

Personally appeared the above named  
Danny L. Mays and Tena A. Mays

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

(OFFICIAL  
 SEAL)

Notary Public for Oregon

My commission expires: 8-31-91

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:

Danny L. & Tena A. Mays  
c/o KFF

GRANTOR'S NAME AND ADDRESS

Donald G. Martin  
320 Upham Street  
Klamath Falls, OR 97601

GRANTEE'S NAME AND ADDRESS

KLAMATH FIRST FEDERAL S&LA  
2943 SOUTH SIXTH STREET  
KLAMATH FALLS, OREGON 97603

NAME, ADDRESS, ZIP

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

KLAMATH FIRST FEDERAL S&LA  
2943 SOUTH SIXTH STREET  
KLAMATH FALLS, OREGON 97603

NAME, ADDRESS, ZIP

STATE OF OREGON,

ss.

County of Klamath

I certify that the within instrument was  
 received for record on the 8th  
 day of June, 19 90,  
 at 3:36 o'clock P.M., and recorded  
 in book M90 on page 11156 or as  
 file/reel number 15928.

Record of Deeds of said county:

Witness my hand and seal of County  
 affixed.

Evelyn Biehn, County Clerk

Recording Officer

By: Pauline M. Mendenhall Deputy

Fee \$28.00