

16222

MTC 23600-11

WARRANTY DEED

Vol. m90 Page 11634

KNOW ALL MEN BY THESE PRESENTS, That

NANCY L. BALL, who took title as NANCY L. PEDRO

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by EDWIN MILTON, HORN and CLEO M. EVANS, as to an undivided interest, hereinafter called the grantee, does hereby grant, bargain, sell and convey unto the said grantee 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 S $\frac{1}{2}$ S $\frac{1}{2}$ N $\frac{1}{2}$ SE $\frac{1}{4}$ of Section 19, Township 38 South, Range 11 East of the Willamette Meridian, Klamath County, Oregon.

Klamath County Tax Account #3811-01900-01700.

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 \$ 18,200.00

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 it to be signed and seal affixed by its officers, duly authorized thereto by order of its board of directors.

Nancy L. Ball
NANCY L. BALL who took title as NANCY L. PEDRO

STATE OF OREGON,

County of Klamath ss.
May 31, 19 90

Personally appeared the above named

NANCY L. BALL

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

(OFFICIAL SEAL)

Notary Public for Oregon

My commission expires: 11/16/91

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:

NANCY L. BALL

131 Conger Avenue
Klamath Falls, OR 97601

Horn and Evans

3025 Klamath
Klamath Falls, OR 97601

GRANTOR'S NAME AND ADDRESS

SAME AS GRANTEE

GRANTEE'S NAME AND ADDRESS

SAME AS GRANTEE

GRANTEE'S NAME AND ADDRESS

STATE OF OREGON,

ss.

County of Klamath
I certify that the within instrument was received for record on the 14th day of June, 19 90, at 3:01 o'clock P.M., and recorded in book M90 on page 11634 or as file/reel number 16222.

Record of Deeds of said county.
Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk

Recording Officer

B. Pauline Mullen, Deputy

Fee \$28.00