

KNOW ALL MEN BY THESE PRESENTS, That

DANIEL LEE EDDY

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by

PAUL W. WARSHAUER

, 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:

Lots 16 and 17, Block 5, RIVERVIEW, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon. Klamath County Tax Account #3909-005CD-02000 and #3909-005CD-02100.

"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

and that 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 \$ 32,500.00

~~HOWEVER, THE GRANTEE SHALL NOT BE RESPONSIBLE FOR ANY DEFECTS IN THE TITLE OF THE GRANTOR OR ANY OTHER PERSONS WHOSE INTERESTS MAY BE AFFECTED BY THIS DEED, NOR SHALL THE GRANTEE BE RESPONSIBLE FOR ANY DEFECTS IN THE TITLE OF THE GRANTOR OR ANY OTHER PERSONS WHOSE INTERESTS MAY BE AFFECTED BY THIS DEED, NOR SHALL THE GRANTEE BE RESPONSIBLE FOR ANY DEFECTS IN THE TITLE OF THE GRANTOR OR ANY OTHER PERSONS WHOSE INTERESTS MAY BE AFFECTED BY THIS DEED.~~

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 14th 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.

Daniel Lee Eddy
CYNTHIA EDDY PAGE as attorney-in-fact
for DANIEL LEE EDDY

STATE OF OREGON,

County of Klamath ss.
June 14, 19 90

Personally appeared the above named
CYNTHIA EDDY PAGE as attorney-in-fact
for DANIEL LEE EDDY

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

(OFFICIAL SEAL)
Before me:
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:
Notary Public for Oregon
My commission expires: _____

(OFFICIAL SEAL)

DANIEL LEE EDDY

1257 Greensprings Dr.
Klamath Falls, OR 97601

PAUL W. WARSHAUER

Rt. 5 Box 1305, Cove Point
Klamath Falls, OR 97601

By recording return to:

SAME AS GRANTEE

NAME, ADDRESS, ZIP

SAME AS GRANTEE

NAME, ADDRESS, ZIP

STATE OF OREGON,

County of Klamath ss.

I certify that the within instrument was received for record on the 14th day of June, 19 90, at 4:47 o'clock P.M. and recorded in book M90 or page 11672 or as file/reel number 16246.

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