

16533

WARRANTY DEED

Vol. m90 Page 12174

KNOW ALL MEN BY THESE PRESENTS, That

G. MICHAEL DUNLAP AND DELRA J. DUNLAP,

husband and wife

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by WARREN SCOTT CORNWELL AND LINDA MARIE CORNWELL, husband and wife, 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 2 in Block 15 of TRACT NO. 1108, SEVENTH ADDITION TO SUNSET VILLAGE, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

ASSESSORS ACCOUNT NO. 41-3909-1280-5500
ASSESSORS KEY NO. 562581

"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 apparent to the land

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 \$ 76,000.00.
How much of the above consideration is for the purchase of the property or any part thereof, which is the whole or 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 20th 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.

STATE OF OREGON

County of Klamath ss.

G-20, 19 90

Personally appeared the above named

G. MICHAEL DUNLAPAND DELRA J. DUNLAPand acknowledged the foregoing instrument to be THEIR voluntary act and deed.

(OFFICIAL SEAL)

Notary Public for Oregon

My commission expires: 7-6-902. Michael & Delra J. Dunlap4043 BelladaKlamath Falls OR 97603

GRANTEE'S NAME AND ADDRESS

Warren Scott & Linda Marie Cornwell6336 Valley AveKlamath Falls OR 97603

GRANTEE'S NAME AND ADDRESS

Klamath First Federal220 Main StKlamath Falls OR 97601

NAME, ADDRESS, ZIP

same as above

NAME, ADDRESS, ZIP

G. Michael Dunlap

STATE OF OREGON, County of Klamath ss.

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 _____, 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:

STATE OF OREGON, ss.

County of Klamath

I certify that the within instrument was received for record on the 20th day of June, 19 90, at 3:58 o'clock P M., and recorded in book M90 on page 12174 or as file/reel number 16533.

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

Evelyn Biehn, County Clerk

Recording Officer

By Candace M. Mulendale Deputy

Fee \$28.00