

16830

23797-D

WARRANTY DEED

Vol. 1990 Page 12678

KNOW ALL MEN BY THESE PRESENTS, That Donald W. Rice & Lydia E. Rice, as tenants by the entirety hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by Ralph E. Wilson & Janice D. Wilson, as tenants by the entirety, 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 27 in Block 37 of KLAMATH FALLS FOREST ESTATES, HIGHWAY 66 UNIT PLAT NO. 2, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Tax Account No: 3811 009C0 00300

"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 to 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 \$ 22,000.00. 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 23 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.

Donald W. Rice
Donald W. Rice

Lydia E. Rice
Lydia E. Rice

STATE OF OREGON,
County of Klamath ss.
June 23, 19 90.

Personally appeared the above named
Donald W. Rice & Lydia E. Rice

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

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

STATE OF OREGON, County of Klamath ss.
June 23, 19 90.

Personally appeared Donald W. Rice and Lydia E. Rice 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: 1-21-93

Donald W. Rice & Lydia E. Rice
Rt 1 Box 251 23227 Highway 70
Bonanza, OR 97623

Ralph E. Wilson & Janice D. Wilson
P.O. Box 102
Bonanza, OR 97623

After recording return to:
Ralph E. Wilson & Janice D. Wilson
Same as above

With a change in registered all tax statements shall be sent to the following:
Ralph E. Wilson & Janice D. Wilson
Same as above

STATE OF OREGON, ss.
County of Klamath

I certify that the within instrument was received for record on the 28th day of June, 19 90, at 9:29 o'clock A M., and recorded in book M90 on page 12678 or as file/reel number 16830. Record of Deeds of said county.

Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk
Recording Officer
By Pauline Muckendore Deputy

Fee \$28.00