

16919

MTC 23765-2 WARRANTY DEED

Vol. m90 Page 12818

KNOW ALL MEN BY THESE PRESENTS, That

LEWIS L. LANGER and SHIRLEY A. LANGER, husband and wife

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by PATRICIA T. ALLEN, a single woman, 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 8 in Block 4 of TRACT 1091, LYNNWOOD, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Klamath County Tax Account #3E08-025DD-08900.

SUBJECT TO: Trust Deed, subject to the terms and provisions thereof dated June 4, 1990, and recorded June 6, 1979, in Volume M79, page 13241, Microfilm Records of Klamath County, Oregon, in favor of Klamath First Federal Savings and Loan Association, as Beneficiary, which the Grantee named herein agrees to assume and pay in full.

"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 \$ 145,000.00.

~~THE TRUE AND ACTUAL CONSIDERATION PAID FOR THIS TRANSFER, STATED IN TERMS OF DOLLARS, IS \$ 145,000.00.~~

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 29th 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.

Lewis L. Langer
LEWIS L. LANGER

Shirley A. Langer
SHIRLEY A. LANGER

STATE OF OREGON,)
County of Klamath) ss.
June 29, 19 90

STATE OF OREGON, County of _____) ss.
_____, 19 _____

Personally appeared the above named
LEWIS L. LANGER and SHIRLEY A. LANGER

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 _____

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

_____, 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.

(OFFICIAL
SEAL)

Notary Public for Oregon
My commission expires: 11/16/91

Before me:

Notary Public for Oregon
My commission expires:

(OFFICIAL
SEAL)

LEWIS L. LANGER and SHIRLEY A. LANGER
25621 S. Nottingham Dr.
Sun Lakes, AZ 85248

PATRICIA T. ALLEN
465 Biscayne
Foster City, CA 94404

After recording return to:
SAME AS GRANTEE

NAME, ADDRESS, ZIP

If a change is requested all the statements shall be true to the following address:
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 29th
day of June, 19 90,
at 11:08 o'clock AM., and recorded
in book M90 on page 12818 or as
file/reel number 16919,

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

Evelyn Biehn, County Clerk
Recording Officer
By Carlene Mueller Deputy

Fee \$28.00