

16951

HTC #23877-DN

WARRANTY DEED

Vol. m90 Page 12871

KNOW ALL MEN BY THESE PRESENTS, That

CHARLES D. WHITEMORE and BONNIE J. WHITEMORE, husband and wife

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

D & S PROPERTIES, a PARTNERSHIP

, 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 428, 429, 430, Block 126, MILLS ADDITION to the City of Klamath Falls, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon

Tax Account No: 3809 033AD 10500

"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, IF ANY, 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 \$ 115,000.00

However, the actual consideration consists of or includes other property or value which is his the whole or part of the consideration indicate which. If the grantor or grantee is a corporation, the symbol if not applicable, should be deleted.

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 28th 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.

Charles D. Whittemore
CHARLES D. WHITEMORE

Bonnie J. Whittemore
BONNIE J. WHITEMORE

STATE OF OREGON,

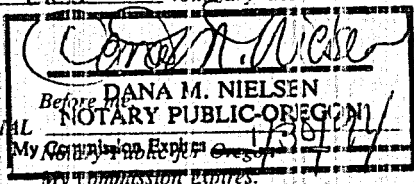
County of KlamathJune 28, 1990

Personally appeared the above named

CHARLES D. WHITEMORE

BONNIE J. WHITEMORE

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



(OFFICIAL SEAL)

My Commission Expires

STATE OF OREGON, County of _____) ss.

Personally appeared _____ and

each for himself and not one for the other, did say that the former is the _____ who, being duly sworn, president and that the latter is the _____ secretary of _____

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:

CHARLES D. WHITEMORE & BONNIE J. WHITEMORE

P.O. Box 634

Klamath Falls, OR 97601

GRANTOR'S NAME AND ADDRESS

D & S PROPERTIES, a PARTNERSHIP

1041 Wild Plum Drive

Klamath Falls, OR 97601

GRANTEE'S NAME AND ADDRESS

D & S PROPERTIES, a PARTNERSHIP

1041 Wild Plum Drive

Klamath Falls, OR 97601

NAME, ADDRESS, ZIP

D & S PROPERTIES, a PARTNERSHIP

1041 Wild Plum Drive

Klamath Falls, OR 97601

NAME, ADDRESS, ZIP

STATE OF OREGON,

ss.

County of Klamath

I certify that the within instrument was received for record on the 29th day of June, 19 90, at 2:55 o'clock P. M., and recorded in book M90 on page 12871 or as file/reel number 16951, Record of Deeds of said county.

Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk

Recording Officer

By Pauline M. Mulholland Deputy

Fee \$28.00

MOUNTAIN TITLE COMPANY

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