MOUNTAIN TITLE COMPANY

17428 MTC #23875-DN

WARRANTY DEED

Vol. M90 Page 13781

KNOW ALL MEN BY THESE PRESENTS, That NEAL E. GREGORY and DIANE C. GREGORY, husband and wife *hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by* MARY E. WOODARD *, 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 9 of Block 10, TRACT 1064, FIRST ADDITION TO GATEWOOD, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon

Tax Account No: 3909 014CA 12800

SUBJECT TO: Trust Deed, including the terms and provisions thereof, dated May 12, 1987, recorded May 20, 1987 in Volume M87, at page 8682, Microfilm Records of Klamath County, Oregon wherein State of Oregon, by and throught the Director of Veterans' Affairs is the Beneficiary. The above Grantee hereby agrees to assume and pay in full and to hold Grantors harmless therefrom

"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."

JUL 12 PM 2 12

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 $ 53,500.00 *.*

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 9 *day of* July *, 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.*

Neal E. Gregory
NEAL E. GREGORY

Diane C. Gregory
DIANE C. GREGORY

STATE OF ~~OREGON~~ Alaska, *County of* ~~4th~~ Judicial District) *ss.*
July 9, *19* 90.

Personally appeared the above named NEAL E. GREGORY (only) ~~DIANE C. GREGORY~~ *and acknowledged the foregoing instrument to be* ~~their~~ his *voluntary act and deed.*

Before me: Jerd L. Jerber
(OFFICIAL SEAL) *Notary Public for* ~~Oregon~~ Alaska
My commission expires: 1-6-93

STATE OF OREGON, County of Multnomah *) ss.*
July 6, *19* 90.

Personally appeared Diane C. Gregory (only) ~~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: Petra A. Assenberg
(OFFICIAL SEAL)
Notary Public for Oregon
My commission expires: 3-10-94

NEAL E. GREGORY & DIANE C. GREGORY
4118 NE 131st Place
Portland, OR 97230
GRANTOR'S NAME AND ADDRESS

MARY E. WOODARD
9669 Hill Road
Klamath Falls, OR 97601
GRANTEE'S NAME AND ADDRESS

After recording return to:
MARY E. WOODARD
9669 Hill Road
Klamath Falls, OR 97601
NAME, ADDRESS, ZIP

Until a change is requested all tax statements shall be sent to the following address.
MARY E. WOODARD
9669 Hill Road
Klamath Falls, OR 97601
NAME, ADDRESS, ZIP

SPACE RESERVED FOR RECORDER'S USE

STATE OF OREGON, *ss.*
County of Klamath
I certify that the within instrument was received for record on the 12 *day of* July *, 19* 90 *, at* 2:12 *o'clock* P *M., and recorded in book* M90 *on page* 13781 *or as file/reel number* 17428 *, Record of Deeds of said county.*
Witness my hand and seal of County affixed.

Evelyn Biehn
Recording Officer
By Bernetha J. Letsch *Deputy*

28.00

MOUNTAIN TITLE COMPANY