

MOUNTAIN TITLE COMPANY

17516

MTC 23904

WARRANTY DEED

Vol. M9D Page 13941

KNOW ALL MEN BY THESE PRESENTS, That KEITH CARNEY and JUDITH CARNEY,

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by DONALD R. GRUENER and SUSAN E. GRUENER, 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:

SEE REVERSE SIDE OF DOCUMENT FOR LEGAL DESCRIPTION

"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 \$ 46,000.00. (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 10th day of July, 1990; 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.

Keith Carney KEITH CARNEY

Judith Carney JUDITH CARNEY

MARYLAND STATE OF OREGON, County of BALTIMORE ss. July 10th, 1990

STATE OF OREGON, County of ss. 19

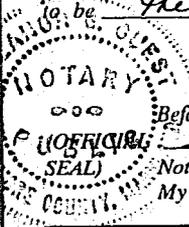
Personally appeared and each for himself and not one for the other, did say that the former is the president and that the latter is the secretary of

Personally appeared the above named Keith Carney and Judith Carney

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.

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

Before me: (OFFICIAL SEAL) Notary Public for Oregon My commission expires: 12-1-92



Form with fields for Grantor's Name and Address (Donald R. Gruener and Susan E. Gruener), Grantee's Name and Address (Klamath First Federal Savings and Loan), and Notary Public information.

Form with fields for State of Oregon, County, recording date, and Recording Officer/Deputy signature lines.

MOUNTAIN TITLE COMPANY

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MTC NO: 23904

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EXHIBIT "A"
LEGAL DESCRIPTION

The North 48 feet of Lot 1 and all of Lot 2, EXCEPT a portion deeded to United States of America by the Klamath Canal Co., in Block 61, NICHOLS ADDITION to the City of Klamath Falls, Oregon, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

And all the following portion of Lot 1 and 2, Block 61 of NICHOLS ADDITION to the City of Klamath Falls, (formerly Linkville), Oregon, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, as follows:

Beginning at the most Easterly corner of said Block 61; thence Northwest along the line of Eleventh Street 72 feet; thence at right angles with Eleventh Street in a Southwesterly direction 69 feet, more or less to the line of the U.S. Government Canal right of way; thence in a Southeasterly direction along the line of said right of way to line of Lincoln (formerly Washington) Street; thence Northeasterly along Lincoln Street, 41.6 feet, more or less to place of beginning.

Tax Account No: 3809 029DC 05000

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Mountain Title Co. the 13th day of July A.D., 19 90 at 3:03 o'clock P M., and duly recorded in Vol. M90, of Deeds on Page 13941

FEE \$33.00

Evelyn Biehn County Clerk
By Bonetta J. Ketsch

