

17760

MTC 23532-P

WARRANTY DEED

Vol. M90 Page

14349

KNOW ALL MEN BY THESE PRESENTS, That PATRICK J. OLIVER

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by TERRY W. ALLEN & MARION R. ALLEN, 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:

Lots 24 and 25, Block 3, TRACT 1046, ROUND LAKE ESTATES, according to the official plat thereof, on file in the office of the County Clerk of Klamath County, Oregon.
Tax Account No. 3908-7DA-3000
3908-7DA-3100

"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 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 \$ 8,000.00
~~However, the actual consideration consists of or includes other property or value given or promised which is the whole or part of the consideration for this transfer, and the same should be stated in the body of the instrument, if not apparent, should be stated.~~
Sec. ORS 88.056

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 15 day of May, 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.

Patrick J. Oliver

STATE OF OREGON,
County of Deschutes) ss.
May 15, 19 90.

Personally appeared the above named
Patrick J. Oliver

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

(OFFICIAL
SEAL)

Before me:

Notary Public for Oregon

My commission expires: 12/14/91

STATE OF OREGON, County of) ss.
19

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

, 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:

Notary Public for Oregon

My commission expires:

(OFFICIAL
SEAL)

PATRICK J. OLIVER

164 NW Hawthorne

Bend, OR 97701

GRANTOR'S NAME AND ADDRESS

Terry W. & Marion R. Allen

5603 Harlan Drive

Klamath Falls, Oregon 97603

GRANTEE'S NAME AND ADDRESS

After recording return to:

Terry W. & Marion R. Allen

5603 Harlan Drive

Klamath Falls, Oregon 97603

NAME, ADDRESS, ZIP

Until a change is requested all tax statements shall be sent to the following address:

Terry W. & Marion R. Allen

5603 Harlan Drive

Klamath Falls, Oregon 97603

NAME, ADDRESS, ZIP

STATE OF OREGON,

ss.

County of Klamath

I certify that the within instrument was
received for record on the 18
day of July, 19 90,
at 4:22 o'clock P.M., and recorded
in book M90 on page 14349 or as
file/reel number 17760,
Record of Deeds of said county.

Witness my hand and seal of County
affixed.

Evelyn Biehn

28.00

By Bernetha J. Helich Recording Officer
Deputy