

17811

MTC 23813-D1

WARRANTY DEED

Vol. M90 Page 14442

KNOW ALL MEN BY THESE PRESENTS, That William L. Shrode & Lauretta E. Shrode,  
as tenants by the entirety

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by Willis J. Vincent & Marie Vincent, as tenants by the entirety, 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:

Government Lot 9, Section 8, Township 35 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon.

Tax Account No: 3507 00800 01300

TOGETHER WITH an appurtenant easement as described in instrument, recorded in Volume M91, page 9055, Klamath County Deed Records

"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 lawfully seized in fee simple and the above granted premises, free from all encumbrances except all those of record and those apparent to 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 \$ 27,000.00

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 18th 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.

William L. Shrode

Lauretta E. Shrode

STATE OF OREGON, )  
County of Deschutes ) ss.  
July 18, 1990

STATE OF OREGON, County of Deschutes ) ss.  
July 18, 19 90

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,

Personally appeared the above named \_\_\_\_\_  
William L. Shrode & Lauretta E. Shrode

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:

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

Notary Public for Oregon  
My commission expires: 10-20-90

William L. Shrode & Lauretta E. Shrode  
P.O. Box 9511  
Bend, OR 97708

Willis J. Vincent & Marie Vincent  
P.O. Box 248 1035

Lytle Creek, CA 92358 Chiloquin, OR  
97624-1035

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P.O. Box 248 1035

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97624-1035

STATE OF OREGON, ) ss.

County of Klamath

I certify that the within instrument was received for record on the 19th day of July, 19 90, at 4:05 o'clock P. M., and recorded in book M90 on page 14442 or as file/reel number 17811.

Record of Deeds of said county.

Witness my hand and seal of County affixed.

EVELYN BIEHN, County Clerk

Berntha J. Felch Recording Officer  
Deputy

Fee \$28.00

MOUNTAIN TITLE COMPANY