

17966

WARRANTY DEED

Vol. m9d Page 14688

KNOW ALL MEN BY THESE PRESENTS, That
THEODORE D. ABRAM and SUZANNE S. ABRAM, husband and wife

THEODORE D. ABRAM and SUZANNE S. ABRAM, husband and wife, hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by _____, hereinafter called IRENE M. DALTON _____, to the said grantee and and grantee's heirs, successors and

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:

The South 55 feet of Lots 15 and 16 in Block 306, DARROW 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. Klamath County Tax Account #3809-033DD-07600.

SUBJECT TO: Trust Deed, including the terms and provisions thereof, dated May 31, 1979, and recorded June 5, 1979, in Volume M79, page 13080, Microfilm Records of Klamath County, Oregon, in favor of Klamath First Federal Savings and Loan Association, as Beneficiary, which Grantee named herein agrees to assume and pay in full this Trust Deed described herein.

47 "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."

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 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 as of the date of this deed and that
 he will defend the same against the lawful claims

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.

06. The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ 30,700.00

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 23rd 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.

THEODORE D. ABRAM

THEODORE D. ABRAM
* Suzanne S. Abram
SUZANNE S. ABRAM

STATE OF OREGON,)
County of Klamath) ss.
July 23, 19 90

SUZANNE S. ABRAM
STATE OF OREGON, County of _____) ss.
_____, 19 ____.

Personally appeared _____, 19____, 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.

(OFFICIAL
SEAL)

Personally appeared the above named
THEODORE D. ABRAM and SUZANNE S. ABRAM

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

Before me: Kristi L. Le
(OFFICIAL SEAL) Notary Public for Oregon
My commission expires: 11/16/91

Before me:

Notary Public for Oregon
My commission expires:

THEODORE D. ABRAM and SUZANNE S. ABRAM
1258 Buck Island
Klamath Falls, OR 97601

IRENE M. DALTON
P.O. Box 1508
Klamath Falls, OR 97601

After recording return to:
SAME AS GRANTEE

NAME, ADDRESS, ZIP

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

SAME AS GRANTEE

NAME ADDRESS ZIP

STATE OF OREGON,

County of Klamath
I certify that the within instrument was
received for record on the 24th
day of July, 19 90,
at 9:47 o'clock A M., and recorded
in book M90 on page 14688 or as
file/serial number 17966.

Record of Deeds of said county.
Witness my hand and seal of County
affixed.

Evelyn Biehn, County Clerk
Recording Officer
By Pauline Mullendore Deputy

Fee \$28.00