

17967

MTC 23994-DT

WARRANTY DEED

DAVIS AYRES

KNOW ALL MEN BY THESE PRESENTS, That Geraldine Davis, also known as GERALDINE

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by William R. Garrard & Sharon L. Garrard, 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:

Lot 9 in Block 15 of FIRST 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. EXCEPT THEREFROM the Southwesterly 4.0 feet of said Lot 9.

Tax Account No: 3809 029CD 11000

"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 all those of record and those apparent to the land as of the date of this deed.

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 \$ 6,000.00

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 20 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.

Geraldine Davis  
Geraldine Davis aka Geraldine Davis Ayres

STATE OF OREGON,  
County of Klamath, 19 90 ss.

Personally appeared the above named  
Geraldine Davis aka  
Geraldine Davis Ayres

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

(OFFICIAL SEAL)

Charles J. Tucker  
Notary Public for Oregon  
My commission expires: 6/16-92

STATE OF OREGON, County of \_\_\_\_\_, 19 \_\_\_\_\_ ss.

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)

Geraldine Davis  
224 North 2nd  
Klamath Falls, OR 97601  
GRANTOR'S NAME AND ADDRESS

William R. Garrard & Sharon L. Garrard  
906 North 8th  
Klamath Falls, OR 97601  
GRANTEE'S NAME AND ADDRESS

After recording return to  
William R. Garrard & Sharon L. Garrard  
906 North 8th  
Klamath Falls, OR 97601  
NAME, ADDRESS, ZIP

Until a change is requested all tax statements shall be sent to the following address:  
William R. Garrard & Sharon L. Garrard  
906 North 8th  
Klamath Falls, OR 97601  
NAME, ADDRESS, ZIP

STATE OF OREGON, ss.  
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 14689 or as file/reel number 17967.  
Record of Deeds of said county.  
Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk  
Recording Officer  
By Carline Mullendore Deputy

Fee \$28.00