

18627

WARRANTY DEED

MTC 240787

Page 15911

KNOW ALL MEN BY THESE PRESENTS, That BONNIE B. ANDERSON, as to an undivided 1/2 interest and DOLORES HOWARD, as to an undivided 1/2 interest

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by ROBERT HOWARD GREGORY AND PATTY JOLENE GREGORY, as tenants by the entirety hereinafter called the grantee, does hereby grant, bargain, sell and convey unto the said grantee 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 1, 2, and 3, Block 11, INDUSTRIAL ADDITION, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Tax Account No 3809 033BA 13500

"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. 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 \$ 1.00

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 8 day of August, 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.

STATE OF OREGON,)
County of Klamath) ss.
August 8, 19 90

Personally appeared the above named Bonnie B. Anderson & Dolores Howard

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

Before me: Maureen Stricker
Notary Public for Oregon
My commission expires: 6-16-92

STATE OF OREGON, County of _____) ss.
The foregoing instrument was acknowledged before me this _____, 19 _____, by _____, president, and by _____, secretary of _____ a _____ corporation, on behalf of the corporation.
Notary Public for Oregon _____
My commission expires: _____ (SEAL)

Anderson: 1864 Lowell, Klamath Falls, OR
Howard: 1944 Euclid, Klamath Falls, Or

GRANTOR'S NAME AND ADDRESS
Gregory
303 south Eldorado
Klamath Falls, OR 97601

GRANTEE'S NAME AND ADDRESS
Att: (receiving return)
Gregory
see above address

NAME, ADDRESS, ZIP
Until a change is requested all tax statements shall be sent to the following address:
Gregory
see above address
NAME, ADDRESS, ZIP

STATE OF OREGON,) ss.
County of Klamath
I certify that the within instrument was received for record on the 8th day of Aug., 19 90, at 3:02 o'clock P.M., and recorded in book M90 on page 15911 or as file/reel number 18627.
Record of Deeds of said county.
Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk
Recording Officer
By Debra M. Milledore Deputy

Fee \$28.00