

18839

MTC 23947-K

WARRANTY DEED

Vol. m90 Page 16222

KNOW ALL MEN BY THESE PRESENTS, That

M. Richard Bay and Marita L. Bay, husband and wife

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by _____,

David D. Patrick and Mary J. Patrick, husband and wifehereinafter 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:

Lot 5, Block 19, SECOND ADDITION TO KLAMATH RIVER ACRES, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon. Klamath County Tax Account #3908-030C0-00700.

SUBJECT TO: Real Estate Contract, recorded January 4, 1983, in Volume M83, page 323, Microfilm Records of Klamath County, Oregon, which the Grantees named herein hereby agree to assume and pay in full the Vendees interest in said Real Estate Contract.

MOUNTAIN TITLE COMPANY

"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 upon 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 \$ 43,447.81

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 9 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 Multnomah, ss.August 9, 1990

Personally appeared the above named _____

M. Richard Bay andMarita L. BayM. Richard BayMarita L. Bay

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

Before me:

Delbert J. McCracken

Notary Public for Oregon

My commission expires: 6-20-92

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)

M. Richard Bay & Marita L. Bay5619 SE 77th AvenuePortland, OR 97206

GRANTOR'S NAME AND ADDRESS

David D. Patrick & Mary J. Patrick9209 Ben Kerns Rd.Klamath Falls, OR 97601

GRANTEE'S NAME AND ADDRESS

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, ss.

County of KlamathI certify that the within instrument was received for record on the 13thday of Aug., 19 90,at 3:09 o'clock PM., and recordedin book M90 on page 16222 or asfile/reel number 18839,

Record of Deeds of said county.

Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk

Recording Officer

By Pauline Munkler Deputy

Fee \$28.00

MOUNTAIN TITLE COMPANY