MOUNTAIN TITLE COMPANY

18947 MTC 24132K WARRANTY DEED Vol. M90 Page 16421

KNOW ALL MEN BY THESE PRESENTS, That ~~Jack Thomas Henry and Walter L. Henry each as to an undivided 1/2 interest~~ hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by ~~Bret Lee Sexton and Gail Lyn Sexton, husband and wife~~, 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:

All of Lot 67 and the Westerly 30 feet of Lot 68, and the S 1/2 of vacated alley adjacent to said property on the North of ROSELAWN, a subdivision of Block 70, BUENA VISTA ADDITION, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon. Klamath County Tax Account #3809-029BD-07900.

MOUNTAIN TITLE COMPANY

'90 AUG 15 PM 3 59

"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 $ 32,000.00.

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 13 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.

X Jack Thomas Henry
Jack Thomas Henry

X Jack Henry as attorney in fact for Walter L. Henry also known as Walter La Mar Henry
Walter L. Henry

STATE OF ~~OREGON~~ California)
County of Alameda) ss.
August 13, 19 90.

Personally appeared the above named Jack Thomas Henry and Walter L. Henry and acknowledged the foregoing instrument to be their voluntary act and deed.

Before me: Carol Ann Eicher
Notary Public for ~~Oregon~~ California
My commission expires: Dec. 3, 1993

OFFICIAL SEAL
CAROL ANN EICHER
NOTARY PUBLIC - CALIFORNIA
ALAMEDA COUNTY
My comm. expires DEC 3, 1993

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 _____ (SEAL)
My commission expires:

Jack Thomas Henry & Walter L. Henry
1149 Essex
Livermore, CA 94550
GRANTOR'S NAME AND ADDRESS

Bret Lee Sexton & Gail Lyn Sexton
803 St. Francis ~~Alley~~ ST.
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

SPACE RESERVED FOR RECORDER'S USE

STATE OF OREGON, ss.
County of Klamath
I certify that the within instrument was received for record on the 15th day of Aug., 19 90, at 3:59 o'clock P M., and recorded in book M90 on page 16421 or as file/reel number 18947, 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

MOUNTAIN TITLE COMPANY