

19018

MTC #24126-DN

WARRANTY DEED

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KNOW ALL MEN BY THESE PRESENTS, That  
Donald E. Woodman and Marlene O. Woodman, husband and wife

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by Douglas R. Butler and Sandra D. Butler, 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:

Lot 11 in Block 1 of WAGON TRAIL ACREAGES NO.1, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon

Tax Account No: 2309 001A0 02600

## 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, IF ANY, 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 \$ 4,900.00

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 10 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 Linn, ss.  
August, 19 90

Personally appeared the above named  
Donald E. Woodman  
Marlene O. Woodman

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

Before me:

Notary Public for Oregon

My commission expires: 5/30/93

STATE OF OREGON, County of \_\_\_\_\_, ss.  
The foregoing instrument was acknowledged before me this \_\_\_\_\_ day of \_\_\_\_\_, 19 \_\_\_\_\_, by \_\_\_\_\_, president, and by \_\_\_\_\_, secretary of \_\_\_\_\_

a \_\_\_\_\_ corporation, on behalf of the corporation.

Notary Public for Oregon \_\_\_\_\_ (SEAL)  
My commission expires: \_\_\_\_\_

Donald E. Woodman & Marlene O. Woodman  
39151 River Dr.  
Lebanon, OR 97355

GRANTOR'S NAME AND ADDRESS

Douglas R. Butler & Sandra D. Butler  
2597 Jefferson Blvd.  
West Sacramento, CA 95691

GRANTEE'S NAME AND ADDRESS

After recording return to:  
Douglas R. Butler & Sandra D. Butler  
2597 Jefferson Blvd.  
West Sacramento, CA 95691

NAME, ADDRESS, ZIP

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

Douglas R. Butler & Sandra D. Butler  
2597 Jefferson Blvd.  
West Sacramento, CA 95691

NAME, ADDRESS, ZIP

STATE OF OREGON,

County of Klamath, ss.

I certify that the within instrument was received for record on the 17th day of Aug., 19 90, at 11:45 o'clock A M., and recorded in book M90 on page 16554 or as file/reel number 19018

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

Evelyn Biehn, County Clerk  
Recording Officer  
B. Pauline Mullenders, Deputy

Fee \$28.00

MOUNTAIN TITLE COMPANY