

OK **19391**

WARRANTY DEED

Vol. m90 Page 17155

KNOW ALL MEN BY THESE PRESENTS, That

HERBERT L. REED and DORA B. REED as TRUSTEES FOR REED FAMILY TRUSThereinafter called the grantor, for the consideration hereinafter stated, to grantor paid byBOBBY G. CONNER and PATRICIA A. CONNER, HUSBAND AND WIFE, AS JOINT TENANTS hereinafter called the grantee, does hereby grant, bargain, sell and convey unto the said grantee and grantee's heirs, successors and assigns, that 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 2 of Tract No. 1075, WAGON TRAIL ACREAGES NO. 1,
FIRST ADDITION, Klamath County, Oregon

SUBJECT TO:

- 1) Taxes for the year 1990-91, a lien, but not yet due or payable.
- 2) Restrictions as shown on the recorded plat of Plat No. 1075 Wagon Trail acreages No. 1 First Addition.
- 3) Covenants, easements and restrictions recorded August 30, 1972 in book M-72 at page 9766; amended January 5, 1977 in book M-77 at Page 207; Amended January 5, 1977 in Book M-77 at Page 210.

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE)

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 of the above granted premises, free from all encumbrances

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 \$ 3,000.00

① However, the actual consideration consists of or includes other property or value given or promised which is the whole part of the consideration (indicate which). ② (The sentence between the symbols ①, if not applicable, should be deleted. See ORS 93.030.)

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 Aug, 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.

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.

STATE OF OREGON, ARIZONA } ss.County of MARICOPAAug 20, 19 90

Personally appeared the above named

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

(OFFICIAL Seal of Notary Public for Oregon)

STATE OF OREGON, County of KLAMATH) ss.20, 19 90Personally appeared Herbert L. Reed andDora B. Reed, 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 ofKLAMATH TRAIL ACREAGES NO. 1 FIRST ADDITION, 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.

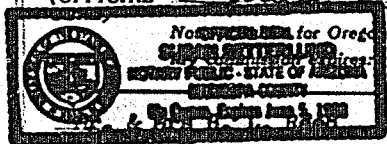
Before me:

(OFFICIAL SEAL)

Notary Public for Oregon

My commission expires:

(If executed by a corporation, affix corporate seal)

7055 E. Hanson
Mesa, Arizona 85207

GRANTOR'S NAME AND ADDRESS

Mr. & Mrs. B. G. Conner

15191 Tehachapi Rd.

Apple Valley, California 92307

GRANTEE'S NAME AND ADDRESS

After recording return to:

Mr. & Mrs. B. G. Conner

15191 Tehachapi Rd.

Apple Valley, California 92307

NAME, ADDRESS, ZIP

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

NAME, ADDRESS, ZIP

STATE OF OREGON,

County of Klamath } ss.

I certify that the within instrument was received for record on the 27th day of Aug, 19 90, at 12:27 o'clock P.M., and recorded in book/reel/volume No. M90 on page 17155 or as fee/file/instrument/microfilm/reception No. 19391, Record of Deeds of said county.

Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk
NAME TITLEBy Pauline Muller Deputy

Fee \$28.00