

19440

MTC #24036-DN

WARRANTY DEED

Vol M90 Page 17257

KNOW ALL MEN BY THESE PRESENTS, That

BILL HARRIS and ROSALYN G. HARRIS, husband and wife

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

FRANK R. WALKER and MARY J. WALKER, 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 that portion of Government Lot-29, lying East of Highway 97 and all of Government Lot 30, Section 3, Township 36 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon.

Tax Account-No: 3607 A0300 01500 3607-A0300 01500 000 01

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

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 \$ 115,000.00

~~Howsoever the actual consideration consists of or includes other property or value given or promised which is the whole or part of the consideration and from which the grantee derives its title, the grantor hereby agrees that the same shall be deleted from this instrument and the same shall be deemed to have been deleted.~~

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 30th day of August, 1990; 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.

OREGON

STATE OF ~~OREGON~~ ~~CALIFORNIA~~

County of _____) ss.

July , 19 90

Personally appeared the above named _____

BILL HARRIS

ROSALYN G. HARRIS

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

Before me:

Notary Public for ~~Oregon~~ California
My commission expires: OREGON

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)

BILL HARRIS & ROSALYN G. HARRIS

6209 Shady Dell Rd

Macdoel, CA 96058

GRANTOR'S NAME AND ADDRESS

FRANK R. WALKER & MARY J. WALKER

HC 30 Box 29

Chiloquin, OR 97624

GRANTEE'S NAME AND ADDRESS

After recording return to:

FRANK R. WALKER & MARY J. WALKER

HC 30 Box 29

Chiloquin, OR 97624

NAME, ADDRESS, ZIP

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

FRANK R. WALKER & MARY J. WALKER

HC 30 Box 29

Chiloquin, OR 97624

NAME, ADDRESS, ZIP

STATE OF OREGON,

ss.

County of Klamath

I certify that the within instrument was

received for record on the 28thday of Aug., 19 90,at 1:36 o'clock P M., and recordedin book M90 on page 17257 or asfile/reel number 19440,

Record of Deeds of said county.

Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk

Recording Officer

By Pauline Mullender Deputy

Fee \$28.00