

19559

WARRANTY DEED

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KNOW ALL MEN BY THESE PRESENTS, That:

JEAN ELIZABETH PINNIGER AND MARGARET ANN KERSHNER

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by BOB A. GREGORY ANS SHELLEY M. GREGORY, HUSBAND AND WIFE AS TENANTS BY THE ENTIRETY, 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 16 in Block 9 of FIRST ADDITION TO CYPRESS VILLA, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Assessors Account No. 41-3909-12CC-8300

Assessors Key No. 564972

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 those of record and apparent to the land

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 \$ 14,500.00. 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). (The sentence between the symbols, 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 28 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 Lane ss.
August 27, 19 90.

Personally appeared the above named Margaret Ann Kershner

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

Before me: Esther E Clugston
Notary Public for Oregon
My commission expires: 10-19-90

Esther E Clugston
ESTHER E. CLUGSTON
NOTARY PUBLIC - OREGON
My Commission Expires 10-19-90

Jean Elizabeth Pinniger and
Margaret Ann Kershner

C/O Klamath First Federal

GRANTOR'S NAME AND ADDRESS

Bob A. Gregory and

Shelley M. Gregory

() Lombard Drive, Klamath Falls, OR

GRANTEE'S NAME AND ADDRESS

After recording return to:

Klamath First Federal

2943 S. 6th St.

Klamath Falls, OR 97603

NAME, ADDRESS, ZIP

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

Klamath First Federal

2943 S. 6th St.

Klamath Falls, OR 97603

NAME, ADDRESS, ZIP

Jean Elizabeth Pinniger
Jean Elizabeth Pinniger

Margaret Ann Kershner
Margaret Ann Kershner

STATE OF OREGON, County of Klamath ss.

The foregoing instrument was acknowledged before me this

August 30, 19 90, by Jean Elizabeth Pinniger

and by personally appeared the

above named party and

acknowledged the foregoing instrument to be her

voluntary act and deed.

Notary Public for Oregon Judith L. Morgado

My commission expires: 8-31-91 (SEAL)

STATE OF OREGON,

ss.

County of Klamath

I certify that the within instrument was

received for record on the 30th

day of Aug., 19 90,

at 4:11 o'clock P.M., and recorded

in book M90 on page 17464 or as

file/reel number 19559,

Record of Deeds of said county.

Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk

Recording Officer

By Pauline Neulen Deputy

Fee \$28.00