

19711

MTC #24174-DN

WARRANTY DEED

Vol. m90 Page 17738

KNOW ALL MEN BY THESE PRESENTS, That

Barbara Jean Gray and Burton E. Gray, Jr., as tenants in common

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

Billy A. Wood and Susan D. Wood, husband and wife

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 90 of PLEASANT HOMES TRACTS-NO. 2, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon

Tax Account No: 3909-002AC-05600

The above Grantees have hereby agreed to assume and pay in full the 1988-1989 and 1989-1990 delinquent Real Property Taxes.

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 \$ 17,000.00

~~XXXXXX THE GRANTOR HEREBY WARRANTS AND FOREVER DEFENDS 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 \$ 17,000.00. THE GRANTOR HEREBY WARRANTS AND FOREVER DEFENDS 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 \$ 17,000.00.~~

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.

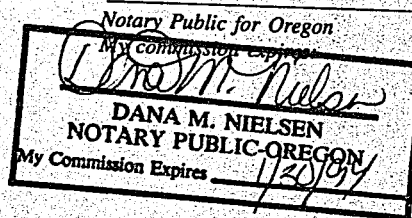
In Witness Whereof, the grantor has executed this instrument this 15th day of August, 19 90; if a corporate grantor, it has caused its name to be signed and seal affixed by its officers, duly authorized thereto by order of its board of directors.

STATE OF OREGON,)
County of Klamath) ss.
August 15, 19 90

Personally appeared the above named Barbara Jean Gray, individually and as attorney-in-fact on behalf of Burton E. Gray, Jr.

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

Before me:



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)

Barbara Jean Gray & Burton E. Gray, Jr.

1804 Birch Street
Klamath Falls, OR 97601

GRANTOR'S NAME AND ADDRESS

Billy A. Wood & Susan D. Wood

411 Pacific Terrace
Klamath Falls, OR 97601

GRANTEE'S NAME AND ADDRESS

After recording return to:

Susan D. Wood & Billy A. Wood
411 Pacific Terrace
Klamath Falls, OR 97601

NAME, ADDRESS, ZIP

Until a change is requested all tax statements shall be sent to the following address:
Billy A. Wood & Susan D. Wood
411 Pacific Terrace
Klamath Falls, OR 97601

NAME, ADDRESS, ZIP

STATE OF OREGON,

County of Klamath ss.

I certify that the within instrument was received for record on the 5th day of Sept., 19 90, at 11:24 o'clock A. M., and recorded in book M90 on page 17738 or as file/reel number 19711.

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

Evelyn Biehn, County Clerk

Recording Officer

By Dana M. Nielsen Deputy

Fee \$28.00

MOUNTAIN TITLE COMPANY