

19846

MTC 23969-2 WARRANTY DEED

Vol m90 Page 17983

KNOW ALL MEN BY THESE PRESENTS, That  
Donald E. Plumlee and Carol Kay Plumlee, husband and wife  
 hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by \_\_\_\_\_, hereinafter called  
Jack R. C. Hardin and Claudia R. Hardin, 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 13 in Block 11, TRACT NO. 1064, FIRST ADDITION TO GATEWOOD, according to  
 the official plat thereof on file in the office of the County Clerk of  
 Klamath County, Oregon. Klamath County Tax Account #3909-014CA-09800.

## 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 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 \$ 72,389.25  
 However, the actual consideration consists of or includes \_\_\_\_\_  
 part of the consideration (hereinafter indicated) which \_\_\_\_\_  
 Sec 0185 53.030.

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 7th day of September, 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.

September 7, 19 90.

Personally appeared the above named \_\_\_\_\_  
Donald E. Plumlee and  
Carol Kay Plumlee

Donald E. Plumlee  
 Donald E. Plumlee

Carol Kay Plumlee  
 Carol Kay Plumlee

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

Before me:

Kristen J. Redd  
 Notary Public for Oregon  
 My commission expires: 11/16/91

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 \_\_\_\_\_ (SEAL)  
 My commission expires: \_\_\_\_\_

Donald E. Plumlee & Carol Kay Plumlee  
5463 Sherwood Drive  
Klamath Falls, OR 97603

GRANTOR'S NAME AND ADDRESS

Jack R. C. Hardin & Claudia R. Hardin  
5463 Sherwood Drive  
Klamath Falls, OR 97603

GRANTEE'S NAME AND ADDRESS

After recording \_\_\_\_\_  
SAME AS GRANTEE

NAME, ADDRESS, ZIP

Until a change is received by \_\_\_\_\_ at the following address:  
SAME AS GRANTEE

NAME, ADDRESS, ZIP

STATE OF OREGON, ss.

County of Klamath

I certify that the within instrument was  
 received for record on the 7th  
 day of Sept., 19 90  
 at 12:46 o'clock PM. and recorded  
 in book M90 on page 17983 or as  
 file/reel number 19846.  
 Record of Deeds of said county.  
 Witness my hand and seal of County  
 affixed.

Evelyn Biehn, County Clerk  
Recording Officer  
 By Pauline Muelendore Deputy

Fee \$28.00

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