20112

MTC-24094

WARRANTY DEED

Vol __m90__ Page __18429__

KNOW ALL MEN BY THESE PRESENTS, That ___John R. Penninger & Jeannine M. Penninger, as tenants by entirety___ hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by ___Ricky J. Allen & Virginia E. Allen, as tenants by 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 1, Block 2, SUNSET VILLAGE, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Tax Account No: 3909 012CB 02700

Subject to Trust Deed in favor of State of Oregon, by and through the Director of Veterans' Affairs dated 11/10/83, recorded November 14, 1983 in Volume M83, Page 19530, which the grantees assume and agree to pay.

"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 to 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 $ __44,321.01__ xxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxx xxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxx xxxxxxxxxxxxxx

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 __23__ 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 23___, 19 __90__.

Personally appeared the above named
John R. Penninger & Jeannine M. Penninger

John R. Penninger (signature)

Jeannine M. Penninger (signature)

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

Before me: _Darlene Drake_ (signature)
Notary Public for Oregon
My commission expires: __6-16-92__

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)

John R. Penninger & Jeannine M. Penninger
5822 Southgate
Klamath Falls, OR 97603
GRANTOR'S NAME AND ADDRESS

Ricky J. Allen & Virginia E. Allen
P.O. Box 243
Talent, OR 97540
GRANTEE'S NAME AND ADDRESS

After recording return to:
Ricky J. Allen & Virginia E. Allen
P.O. Box 243
Talent, OR 97540
NAME, ADDRESS, ZIP

Until a change is requested all tax statements shall be sent to the following address.
Ricky J. Allen & Virginia E. Allen
P.O. Box 243
Talent, OR 97540
NAME, ADDRESS, ZIP

STATE OF OREGON,
County of ___Klamath___ ss.
I certify that the within instrument was received for record on the __13th__ day of __Sept.__, 19 __90__, at __2:50__ o'clock __P__ M., and recorded in book __M90__ on page __18429__ or as file/reel number __20112__, Record of Deeds of said county.
Witness my hand and seal of County affixed.

SPACE RESERVED FOR RECORDER'S USE

Evelyn Biehn, County Clerk
Recording Officer
By _Darlene Mulder_ Deputy

Fee $28.00