

20:58

MC 24245-R

WARRANTY DEED

Vol m90 Page 18519

KNOW ALL MEN BY THESE PRESENTS, That Bill G. Alexander and Genevieve C. Alexander, husband and wife hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by Roderick C. Wendt and Carol M. Wendt, 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:

Lot 1 through 6 inclusive, Block 13 of IRVINGTON HEIGHTS, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon. Klamath County Tax Account #3809-021CB-04200.

## 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 \$ 18,000.00.  
However, the consideration stated in this instrument is not to be construed as a limitation on the grantor's obligation to warrant and defend the premises against the lawful claims and demands of all persons whomsoever, except those claiming under the above described encumbrances.

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 14th 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 14, 19 90.

Personally appeared the above named \_\_\_\_\_  
Bill G. Alexander and  
Genevieve C. Alexander

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

Before me:

Kristen S. 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 \_\_\_\_\_  
My commission expires: \_\_\_\_\_ (SEAL)

Bill G. Alexander & Genevieve C. Alexander

6250 Juniper Way  
Klamath Falls, OR 97601

GRANTOR'S NAME AND ADDRESS

Roderick C. Wendt & Carol M. Wendt  
2120 Fairmount  
Klamath Falls, OR 97601

GRANTEE'S NAME AND ADDRESS

After recording return to:  
SAME AS GRANTEE

NAME, ADDRESS, ZIP

Until a change is received all communications shall be sent to the following address:  
SAME AS GRANTEE

NAME, ADDRESS, ZIP

STATE OF OREGON,

County of Klamath ) ss.

I certify that the within instrument was received for record on the 14th day of Sept., 19 90, at 3:17 o'clock P M., and recorded in book M90 on page 18519 or as file/reel number 20158.  
Record of Deeds of said county.  
Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk

Recording Officer  
By Pauline Mendenhall Deputy

Fee \$28.00