20668 MTC 24353-K WARRANTY DEED Vol. M90 Page 19383

*KNOW ALL MEN BY THESE PRESENTS, That* Victor A. Terry *hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by* Richard L. Probst and Judi A. Kennedy, 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:*

The S 1/2 of Lot 18, Block 6, ALTAMONT ACRES, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon. Klamath County Tax Account #3909-010AB-00500. SUBJECT TO: Trust Deed, recorded on September 24, 1979, in Volume M79, page 22607, Microfilm Records of Klamath County, Oregon, in favor of Cenlar Federal Savings Bank, as Beneficiary, which Grantees named herein hereby agree to assume and pay in full said Trust Deed.

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 $* 44,000.00 *.*

~~*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 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* 24th *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.*

Victor A. Terry

*STATE OF OREGON,* )
*County of* Klamath ) *ss.*
Sept. 24 *, 19* 90 *.*

*Personally appeared the above named* Victor A. Terry *and acknowledged the foregoing instrument to be* his *voluntary act and deed.*

*Before me:* Kristi L. Reed
*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)*

Victor A. Terry
3050 Crest
Klamath Falls, OR 97603
GRANTOR'S NAME AND ADDRESS

Richard L. Probst & Judi A. Kennedy
3050 Crest
Klamath Falls, OR 97603
GRANTEE'S NAME AND ADDRESS

After recording return to:
SAME AS GRANTEE
NAME, ADDRESS, ZIP

Until a change is requested all tax statements shall be sent to the following address.
SAME AS GRANTEE
NAME, ADDRESS, ZIP

SPACE RESERVED FOR RECORDER'S USE

*STATE OF OREGON,* *ss.*
*County of* Klamath
*I certify that the within instrument was received for record on the* 25th *day of* Sept. *, 19* 90 *, at* 4:04 *o'clock* P *M., and recorded in book* M90 *on page* 19383 *or as file/reel number* 20668 *, Record of Deeds of said county.*
*Witness my hand and seal of County affixed.*

Evelyn Biehn, County Clerk
*Recording Officer*
*By* Pauline Muelendorf *Deputy*

Fee $28.00

MOUNTAIN TITLE COMPANY

MOUNTAIN TITLE COMPANY

Unofficial Copy