

OK
20719

WARRANTY DEED

Vol. m90 Page 19472

KNOW ALL MEN BY THESE PRESENTS, That EDWIN B PIPER and MINERVA
C PIPER HUSBAND and WIFE
hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by TINA M. PIPER
the grantee, does hereby grant, bargain, sell and convey unto the said grantee and grantee's heirs, successors and assigns, that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or appertaining, situated in the County of KLAMATH Co and State of Oregon, described as follows, to-wit:

Lots 5 and 6 in Block 8 of FIRST ADDITION TO CHILOQUIN, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Tax Account No. 3407-34DD-1700

SUBJECT TO: Liens and encumbrances of record including Mortgage in favor of Department of Veterans' Affairs recorded in Volume M75, page 1696, Microfilm Records of Klamath County, Oregon and Trust Deed in favor of Leland D. Hon recorded in Volume M87, page 14545, Microfilm Records, both loans buyers agree to assume and pay in full.

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE)

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 of the above granted premises, free from all encumbrances EXCEPT THOSE OF RECORD AND APPARENT UPON THE LAND, IF ANY, 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 \$ CONSTRUCTION LABOR.
~~However, the actual consideration consists of and includes other property, a description or promise which is the whole consideration (indicate which) or a part of the same.~~

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 26 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.

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.

STATE OF OREGON, } ss.
County of KLAMATH
September 26, 19 90

Personally appeared the above named
EDWIN B. PIPER AND
MINERVA C. PIPER
and acknowledged the foregoing instrument to be THEIR voluntary act and deed.

(OFFICIAL SEAL)

Before me, Peggy Idonas

NOTARY PUBLIC-OREGON

My commission expires 12/15/90

Edwin B. Piper
EDWIN B. PIPER
Minerva C. Piper
MINERVA C. PIPER
STATE OF OREGON, County of KLAMATH) ss.
September 26, 19 90
Personally appeared Edwin B. Piper and
Minerva C. Piper who, being duly sworn,
each for himself and not one for the other, did say that the former is the
president and that the latter is the
secretary of

a corporation,
and that the seal affixed to the foregoing instrument is the corporate seal of said corporation and that said instrument was signed and sealed in behalf of said corporation by authority of its board of directors; and each of them acknowledged said instrument to be its voluntary act and deed.

Before me:

(OFFICIAL SEAL)

Notary Public for Oregon

My commission expires:

(If executed by a corporation, affix corporate seal)

EDWIN B. PIPER AND MINERVA C. PIPER
P.O. Box 861
CHILOQUIN, OR 97624
GRANTOR'S NAME AND ADDRESS

TINA M. PIPER
P.O. Box 273
CHILOQUIN, OR 97624
GRANTEE'S NAME AND ADDRESS

After recording return to:

TINA M. PIPER
P.O. Box 273
CHILOQUIN, OR 97624
NAME, ADDRESS, ZIP

Until a change is requested all tax statements shall be sent to the following address.

TINA M. PIPER
P.O. Box 273
CHILOQUIN, OR 97624
NAME, ADDRESS, ZIP

STATE OF OREGON, } ss.
County of Klamath

I certify that the within instrument was received for record on the 26th day of Sept., 19 90, at 4:16 o'clock P.M., and recorded in book/reel/volume No. M90 on page 19472 or as fee/file/instrument/microfilm/reception No. 20719 Record of Deeds of said county.

Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk
NAME TITLE

By Douglas M. Mueland Deputy

Fee \$28.00

SPACE RESERVED FOR RECORDER'S USE

90 SEP 25 PM 4 16