MOUNTAIN TITLE COMPANY

Warranty Deed

Order No. 42218-DM

Vol. M90 Page 19884

19876

KNOW ALL MEN BY THESE PRESENTS, that LYNN R. DAVISON and TERESA I. DAVISON as tenants by the entirety

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by MARY BONIN and TERESA RODRIGUEZ, not at tenants in common but with right of survivorship, 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:

Lots 4 & 5, Block 5 of TRACT 1035 GLENWOOD, according to the City of Klamath Falls, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Tax Account No: 3909 014AB 06900

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 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 $ 74,000.00 .

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 1 *day of* October, 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.*

Lynn R. Davison

Teresa I. Davison

STATE OF OREGON, County of Klamath) ss.

October 1, 19 90.

Personally appeared the above named Lynn R. Davison and Teresa I. Davison

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

Before me: Darlene J. Allman

Notary Public for Oregon

My commission expires: 6-16-92

OFFICIAL SEAL
DARLENE J. ALLMAN
NOTARY PUBLIC - OREGON
COMMISSION NO. A 014421
MY COMMISSION EXPIRES JUNE 16, 1992

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)*

Lynn R. Davison and Teresa I. Davison
Grantor's Name and Address
Southgate OC
Klamath Falls OR 97601

Mary Bonin and Teresa Rodriguez
Grantee's Name and Address
Glenwood
Klamath Falls OR 97603

After recording return to:
Mary Bonin and Teresa Rodriguez
SAME AS GRANTEE

Until a change is requested all tax statements shall be sent to the following address:
Mary Bonin and Teresa Rodriguez
SAME AS GRANTEE

STATE OF OREGON, County of Klamath ss.

I certify that the within instrument was received for record on the 1st *day of* Oct., 19 90, *at* 4:30 *o'clock* P.M., *and recorded in book* M90 *on page* 19884 *or as file/reel number* 20926, *Record of Deeds of said county.*

Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk
Recording Officer

By Darlene Mullanaux *Deputy*

Fee $76.00

MOUNTAIN TITLE COMPANY