MOUNTAIN TITLE COMPANY

m72 WARRANTY DEED Vol m90 Page 20701

21420

KNOW ALL MEN BY THESE PRESENTS, That ARTHUR S. GOWDY & BULAH J. GOWDY, as tenants by the entirety

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by George E. Yates and Ellen Virginia Yates, as tenants by the 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 of HILLER PARK, a re-subdivision of Lots 36, 37, 38, 39, 40, 41 and the vacated alley, Block 7, HOMECREST, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Tax Account No : 3909 003AB 02900

**taxes; Trust deed in favor of First Federal Savings & Loan Association dated July 22, 1977, recorded July 26, 1977, Volume M77, Page 13323, which the herein grantees assume and agree to pay.

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 covenants, conditions, restrictions, easements, those of record and apparent to the Land as of the date of this deed. SUBJECT TO: 1988/89 taxes; 1989/90** 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 $ 30,985.82 .

~~[illegible]~~

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 12 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.

Arthur S. Gowdy

Bulah J. Gowdy

STATE OF OREGON, County of Klamath) ss.
October 12, 19 90

Personally appeared the above named Arthur S. Gowdy and Bulah J. Gowdy and acknowledged the foregoing instrument to be their voluntary act and deed.

Before me: Darlene J. Allum
Notary Public for Oregon
My commission expires: 6-16-92

OFFICIAL SEAL
DARLENE J. ALLUM
NOTARY PUBLIC - OREGON
COMMISSION NO. A 004438
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 (SEAL)
My commission expires:

Gowdy
1805 Hinkan
Klamath Falls, OR 97601
GRANTEE'S NAME AND ADDRESS

Yates
1739 Walnut
Klamath Falls, OR 97601
GRANTEE'S NAME AND ADDRESS

After recording return to:
Yates
next above address
NAME, ADDRESS, ZIP

Until a change is requested all tax statements shall be sent to the following address.
Yates
next above address
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 12th day of Oct., 19 90, at 4:00 o'clock P. M., and recorded in book M90 on page 20701 or as file/reel number 21420, Record of Deeds of said county.
Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk
Recording Officer
By Pauline Muller-Lee Deputy

Fee $28.00

MOUNTAIN TITLE COMPANY