

Aspen Title #04035685

21618

WARRANTY DEED

Vol. M90 Page 21062

KNOW ALL MEN BY THESE PRESENTS, That Janet L. Yee and John W. Deegan, not as tenants in common but with the right of survivorship hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by RODNEY T. DENSON AND NANCY R. DENSON, husband and wife, hereinafter called the grantee, 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 and State of Oregon, described as follows, to-wit:

Lot 11, Block 8, ELDORADO ADDITION, and that portion of vacated Peach Street which inures to said Lot 11, in the County of Klamath, State of Oregon.

CODE 1 MAP 3809-20DC TL 1900

(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

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 \$78,000.00. 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 sentences between the symbols @, if not 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 2nd day of October, 1990; 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 DOES NOT GUARANTEE THAT ANY PARTICULAR USE MAY BE MADE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT. A BUYER SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USES.

Washington
STATE OF OREGON, }
County of Multnomah, }
October 2, 1990

Personally appeared the above named Janet L. Yee and John W. Deegan, not as tenants in common but with the right of survivorship, the acknowledged the foregoing instrument as their voluntary act and deed.

Notary Public for Oregon
My commission expires: 8-8-91

Janet L. Yee
John W. Deegan
STATE OF OREGON, County of }
October 2, 1990

Personally appeared _____ and _____ 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 _____

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:
Notary Public for Oregon
My commission expires:

(OFFICIAL SEAL)

(If executed by a corporation, affix corporate seal)

GRANTOR'S NAME AND ADDRESS
GRANTEE'S NAME AND ADDRESS

Mr. & Mrs. Rodney T. Denson
136 Peach
Klamath Falls, OR 97601

NAME, ADDRESS, ZIP
NAME AS ABOVE
NAME, ADDRESS, ZIP

SPACE RESERVED FOR RECORDER'S USE

STATE OF OREGON, }
County of Klamath, }

I certify that the within instrument was received for record on the 19th day of October, 1990, at 11:10 o'clock AM, and recorded in book/reel/volume No. M90 on page 21062 or as fee/file/instrument/microfilm/reception No. 21618, Record of Deeds of said county.

Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk
NAME TITLE

By _____ Deputy

Fee \$28.00