

WARRANTY DEED

MT. 124539-11

Rolland Deen Sanders and

ALL MEN BY THESE PRESENTS

I, the

Stella I. Sanders, husband and wife
 hereinafter called the grantor, for the consideration of the sum of \$49,000.00, to the grantee, Joanne Bruno and Violeta M. Flinders, not as tenants in common, but as joint tenants, with the right of survivorship, the grantor does hereby grant, bargain, sell and convey into the said grantee and grantee's heirs, successors and assigns, the certain real property, with the tenements and appurtenances thereto belonging or appertaining situated in the County of Klamath and State of Oregon, described as follows, to-wit:

Lot 7, Block 4, TRACT NO. 102-11, ACRES, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Tax Account No: 3909 011CD 07300

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, 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 \$ 49,000.00. This instrument is a deed of gift and is not subject to any lien or claim of any kind, and the grantor hereby warrants that the same is a true and correct copy of the original instrument as recorded in the public records of the County of Klamath, State of Oregon.

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 19 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.

Rolland Deen Sanders

Stella I. Sanders

STATE OF OREGON,

County of Klamath

Recorded 19 90

Personally appeared the above named

Rolland Deen Sanders

Stella I. Sanders

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

Before me:

Notary Public for Oregon

DANA M. NIELSEN
 NOTARY PUBLIC-OREGON
 My Commission Expires 1/30/97

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)

STATE OF OREGON,

ss.

County of Klamath

I certify that the within instrument was received for record on the 19th day of Oct, 19 90, at 1:16 o'clock P. M., and recorded in book 90 on page 21087 or as file/reel number 21532. Record of Deeds of said county. Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk

Recording Officer

By Denise Mulvaney Deputy

Fee \$28.00