

21665

MIC #24367

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WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS That

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hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by Jack F. Morris and Nancy L. Morris, husband and wife, 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:

The SW1/4 of the NE 1/4 of Section 3, Township 33 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon.

Tax Account No: 3307 00000 00600

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 that afove 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 \$ clear title

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 6 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.

STATE OF OREGON,
County of Klamath, ss.
October 7, 19 90

George A. Pondella, Jr.
George A. Pondella, Jr.

Personally appeared the above named
George A. Pondella, Jr.

and acknowledged the foregoing instrument
as his voluntary act and deed.

Before me:

Notary Public for Oregon

My commission expires:

DAN M. NIELSEN
DAN M. NIELSEN
NOTARY PUBLIC-OREGON
My Commission Expires 7/31/94

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)

George A. Pondella, Jr.
P.O. Box 286
Chiloquin, OR 97624

Jack F. Morris and Nancy L. Morris

Chiloquin, OR 97624

George A. Pondella, Jr.

Chiloquin, OR 97624

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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 3:53 o'clock P. M., and recorded

in book M90 on page 21137 or as

file/reel number 21665

Record of Deeds of said county.

Witness my hand and seal of County

officed.

Evelyn Biehn, County Clerk

Recording Officer

By Debra M. Nielsen Deputy

Fee \$28.00

MOUNTAIN TITLE COMPANY