

21157

WARRANTY DEED

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NOW ALL MEN BY THESE PRESENTS, That DEBBIE A. ORMSBY FORMERLY DEBBIE ANN LEWIS

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by STEVEN W. LEWIS, 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 2 in Block 4 of TRACT NO. 1083-CEDAR TRAILS, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Assessors Office- 226-4008-2080-1600

Assessors Key No. 624099

\*In fulfillment of the terms and provisions of that certain MARITAL SETTLEMENT AGREEMENT made part of Case No. 90-186CV filed in Klamath County, Oregon.

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 lawfully seized in fee simple and the above granted premises, free from all encumbrances except those of record and appertinent to the land

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 \$                     . 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 sentence between the symbols, if not applicable, should be deleted. See ORS 93.031)

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 20th 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.

Debbie A. Ormsby  
Debbie A. Ormsby formerly Debbie Ann Lewis  
Debbie Ann Lewis

STATE OF OREGON  
County of Klamath  
City of Medford, 19 90

Personally appeared the above named Debbie A. Ormsby

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

Before me: Travis V. Chandler  
Notary Public for Oregon  
My commission expires: 7-6-94

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                      (SEAL)  
My commission expires:                     

STATE OF OREGON, ss.  
County of Klamath  
I certify that the within instrument was received for record on the 22nd day of Oct., 19 90, at 4:03 o'clock P.M., and recorded in book M90 on page 21259 or as file/reel number 21757.  
Record of Deeds of said county.  
Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk  
Recording Officer  
By                      Deputy

Fee \$28.00