	N IIIIII COMIANNA
27225 mtc 2.4200-K w	ARRANTY DEED Vol. <u>mg0</u> Page 22126
KNOW ALL MEN BY THESE PRESENTS, That	
James E. Toney and Linda M. Toney, hus	band and wife
hereinafter called the grantor, for the consideration Fred N. Lewis	hereinafter stated, to grantor paid by, hereinafter called
the grantee, does hereby grant, bargain, sell and conve	y unto the said grantee and grantee's heirs, successors and assigns,
the certain real property, with the tenements, heredi	taments and appurtenances thereunto belonging or appertaining,
situated in the County of Klamath_ and	State of Oregon, described as follows, to-wit:
PARCEL 1: Lot 15, MODOC POINT. a	ccording to the official plat thereof on
file in the office of the County	Clerk of Klamath County, Oregon. Klamath
County Tax Account #3607-A15CD-00	
POINT, according to the official	plat thereof on tile in the office of the regon. Klamath County Tax Account
#3607-A15CD-01100 & #3607-A15CD-	
SEE REVERSE SIDE OF THIS DEED FOR	DESCRIPTION OF ENCUMBRANCES WHICH IS MADE
This instrument will not allow use of the proper	ty described in this instrument in violation of applicable land use
- laws and regulations. Before signing or accepting thi	s 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 gi	rantee and grantee's heirs, successors and assigns forever. id grantee and grantee's heirs, successors and assigns, that grantor
is lowfully seized in fee simple and the above grant	ed premises, free from all encumbrances except all those o
record and those apparent upon the lan	d as of the date of this deed
	and that
<i>Grantor will warrant and forever defend the said presented the said presented</i>	mises and every part and parcel thereof against the lawful claims
and demands of all persons whomsoever, except the	se claiming under the above described encumbrances. transfer, stated in terms of dollars, is \$ <u>65,000.00</u> .
171 XXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXX	LALLER LANDER LE LA LANDER LA LA LA LANDER LA
_₽ &₳ <i>₺</i> ₼₼₽₽₽₽₽₽₽₽₽₽₽₽₽₽₽₽₽₽₽₽₽₽₽₽₽₽₽₽₽₽₽₽₽₽₽	KAREB HAAREEN HAR BHABHAR IB HBBEADTRAAAR XMAAAR BBRIAABA.
SXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXX	
In construing this deed and where the context s	to requires, the singular includes the plural and all grammatical reof apply equally to corporations and to individuals.
In Witness Whereof the grantor has executed th	is instrument this $3/5^{+-}$ day of October
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.	Lipida M. Joney as attorney in fact
	James E. Toney
STATE OF OREGON,) County of Klamath) ss.	James E. / Ioney
October 31 , 19 90 .	Y: A
	Linda M. Topey
Personally appeared the above named	
Sinda M. Toney for herself and	
James E. Toney	
and acknowledged the foregoing instrument	
to be their voluntary act and deed.	
Before me: King to a for	STATE OF OREGON, County of) ss.
Man X. Man	The foregoing instrument was acknowledged before me this
Notary Public for Oregon My commission expires: ////6/9/	, 19, by,
My commussion expires. 11/16/7/	president, and by, ,, secretary of
	a corporation, on behalf of the corporation.
in the CO Second	Notary Public for Oregon
	My commission expires: (SEAL)
James E. Toney & Linda M. Toney	STATE OF OREGON,
WAXXXXXXXXXXX HC 30 Box 44	SS.
CRANDERS NAME AND ADDRESS	County of I certify that the within instrument was
Fred N. Lewis 为	received for record on the
309 Colonbero	, 19 , 19 ,
McCloud, CA 96057 GRANIEE'S NAME AND AUDRESS	at o'clock M., and recorded
	in book Z on page of us
Atter recording much to SAME AS GRANT'EE	FOR JILP/reel number, Record of Deeds of said county.
	Witness my hand and seal of County
	affixed.
NAME, ADDRESS, ZIP	
Unit a strange is required with the sheethers shall be one on the today ing address	· · · · · · · · · · · · · · · · · · ·
	Recording Officer
	By Deputy
NAME, ADDRESS, ZIP	
	N TITLE COMPANY

AND AND A STATING MANALY AND A STATING AND A ST

22127

- CONTINUED FROM THE REVERSE -

SUBJECT TO:

- Trust Deed, including the terms and provisions thereof, dated October 1, 1982, and recorded November 1, 1982, in Volume M82, page 14522, Microfilm 1. Records of Klamath County, Oregon, in favor of Patrick J. Vermillion, as Beneficiary. The Grantee named in this Warranty Deed hereby agrees to assume and pay in full the herein described Trust Deed. (Affects Parcel 2 only)
- 2. Trust Deed, including the terms and provisions thereof, dated January 12, 1983, and recorded January 13, 1983, in Volume M83, page 665, Microfilm Records of Klamath County, Oregon, in favor of Leonard Obersinner and Carol Obersinner, or the survivor, as Beneficiary. The Grantee named in this Warranty Deed hereby agrees to assume and pay in full the herein described Trust Deed. (Affects Parcel 1 only)
- 3. A Federal Tax Lien issued by the Internal Revenue District for Portland in the amount herein stated plus penalties, interest and costs filed in the Recorder's office of Klamath County, Oregon. Recorded: August 3, 1987 Volume: M87, page 13795, Microfilm Records of Klamath County, Oregon Serial No.: 87010846 0000 Amount: \$43,966.18 Debtor: James E. Toney and Linda M. Toney, husband and wife The Grantee named in this Warranty Deed does not agree to assume nor pay this Federal Tax Lien and the Grantors named herein hereby agree to hold the Grantee hamrless therefrom.

de M. Joney an attorney-in-fact James E. Joney 5 E. TONEY FRED N.

STATE OF OREGON: COUNTY OF KLAMATH: SS.

Filed for	record at request of Nov A.D., 19	Mountain Title co. 00 at <u>11:44</u> o'clock <u>A</u> M., and duly b Deeds on Page <u>22126</u>	the <u>5th</u> day recorded in Vol. <u>M90</u> ,
FEE	of \$33.00	Evelyn Biehn - C	County Clerk