MOUNTAIN TITLE COMPANY

22433 MTC #24591-DN **WARRANTY DEED** Vol. m90 Page 22461

KNOW ALL MEN BY THESE PRESENTS, That Robert Burgraff & Janet Burgraff, husband and wife *hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by* Marion D. Ingram & Betty J. Ingram, husband and wife *, 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, Block 5, TRACT NO. 1042, TWO RIVERS NORTH, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon

Tax Account No: 2507 036C0 04800

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 $ 3,800.00 .

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 5th *day of* November *, 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.*

X Robert Burgraff
Robert Burgraff

X Janet Burgraff
Janet Burgraff

STATE OF OREGON,)
County of Coos) *ss.*
November 5 *, 19* 90 .

Personally appeared the above named Robert Burgraff, Janet Burgraff *and acknowledged the foregoing instrument to be* their *voluntary act and deed.*

Before me: Gina E. Roush
Notary Public for Oregon
My commission expires: 6-28-91

Gina E. Roush
GINA E. ROUSH
NOTARY PUBLIC - OREGON
My Commission Expires 6-28-91

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)*

Robert Burgraff & Janet Burgraff
P.O. Box 477
Bandon, OR 97411
GRANTOR'S NAME AND ADDRESS

Marion D. Ingram & Betty J. Ingram
HC 86 Box 188
Myrtle Point, OR 97458
GRANTEE'S NAME AND ADDRESS

After recording return to:
Marion D. Ingram & Betty J. Ingram
HC 86 Box 188
Myrtle Point, OR 97458
NAME, ADDRESS, ZIP

Until a change is requested all tax statements shall be sent to the following address
Marion D. Ingram & Betty J. Ingram
HC 86 Box 188
Myrtle Point, OR 97458
NAME, ADDRESS, ZIP

SPACE RESERVED FOR RECORDER'S USE

STATE OF OREGON, *ss.*
County of Klamath
I certify that the within instrument was received for record on the 9th *day of* Nov. *, 19* 90 *, at* 9:37 *o'clock* A *M., and recorded in book* M90 *on page* 22461 *or as file/reel number* 22433 *, Record of Deeds of said county.*
Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk
Recording Officer
By Pauline Mullendore *Deputy*

Fee $28.00

MOUNTAIN TITLE COMPANY