

22663

WARRANTY DEED

Vol. m90 Page 22942KNOW ALL MEN BY THESE PRESENTS, That
husband and wife

ROLLIE D. KNAGGS AND EILEEN R. KNAGGS,

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by JESSIE SUSAN DEL VALLE, ROBERT ALLBEE AND SANDRA ALLBEE, Not as tenants in Common *, 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:

but with the right of survivorship

Lots 5 and 6 in Block 6 of St. Francis Park, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Account No. 41-3909-02CA-3800
Key No. 518693

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 those of record and apparent 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 \$ 37,000.00. However, the actual consideration consists of or includes other property or value given or promised which is the whole or part of the consideration (indicate which). (The sentence between the symbols, if not applicable, should be deleted. See ORS 93.030.)

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 7th 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.

STATE OF OREGON,)
County of Klamath) ss.
November 8, 19 90.

Rollie D. Knaggs
Rollie D. Knaggs

Eileen R. Knaggs
Eileen R. Knaggs

Personally appeared the above named
Rollie D Knaggs and Eileen R. Knaggs

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

Before me, Judith L. Morgado
Notary Public for Oregon
My commission expires: 8-31-91

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)

Rollie D. Knaggs
Eileen R. Knaggs
C/O Klamath First Federal
GRANTOR'S NAME AND ADDRESS
Jessie Susan Del Valle
Robert Allbee and Sandra Allbee
4650 Crosby Ave., KFO 97603
GRANTEE'S NAME AND ADDRESS

After recording return to:
Klamath First Federal
2943 S. 6th St.
Klamath Falls, Oregon 97603
NAME, ADDRESS, ZIP
If a change is requested all tax statements shall be sent to the following address:
Klamath First Federal
2943 S. 6th St.
Klamath Falls, Oregon 97603
NAME, ADDRESS, ZIP

STATE OF OREGON, _____ ss.
County of Klamath
I certify that the within instrument was received for record on the 15th day of Nov, 19 90, at 4:07 o'clock P M., and recorded in book M90 on page 22942 or as file/reel number 22663, Record of Deeds of said county.
Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk
Recording Officer
By Debra M. Mulholland Deputy

Fee \$28.00