

WARRANTY DEED

Vol. m90 Page 23244

22820 AR90-8087-TL

KNOW ALL MEN BY THESE PRESENTS, That
wife and husband

JANICE ROACH LERUM and LANCE ROBERT LERUM,

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by James W. Houk and Edna Mae Houk, not as tenants in common, but with the right of survivorship hereinafter called the grantee, does hereby grant, bargain, sell and convey unto the said grantee and grantee's heirs, successors and assigns, that 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 29 OF FIRST ADDITION TO MADISON PARK, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE COUNTY CLERK OF KLAMATH COUNTY, OREGON.

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE)

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 of 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 \$ 59,000.00
However, the actual consideration consists of or includes other property or value given or promised with it the whole or any part of the consideration.

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 8 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.

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.

JANICE ROACH LERUM

LANCE ROBERT LERUM

STATE OF OREGON,

County of KlamathNovember 8, 19 90

} ss.

Personally appeared the above named

~~JANICE ROACH LERUM~~ LANCEROBERT LERUM, ~~WIFE OF JANICE ROACH LERUM~~

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

(OFFICIAL SEAL)

Before me:

DANA M. NIELSEN

Notary Public for Oregon

My commission expires: 1/30/94My Commission Expires: 1/30/94

STATE OF OREGON, County of _____) ss.

Personally appeared _____, 19 _____

and who, being duly sworn, each for himself and not one for the other, did say that the former is the president and that the latter is the secretary of _____

_____ a corporation, and that the seal affixed to the foregoing instrument is the corporate seal of said corporation and that said instrument was signed and sealed in behalf of said corporation by authority of its board of directors; and each of them acknowledged said instrument to be its voluntary act and deed.

Before me:

(OFFICIAL SEAL)

Notary Public for Oregon

My commission expires:

(If executed by a corporation, affix corporate seal)

SEE REVERSE FOR ADDITIONAL NOTARY

Associates Relo. Company

1325 G Street N.W. Ste. 600

Washington, DC 20005

GRANTOR'S NAME AND ADDRESS

James W. Houk & Edna Mae Houk

5926 Cheyne Avenue

Klamath Falls, OR 97603

GRANTEE'S NAME AND ADDRESS

After recording return to:

James W. Houk & Edna Mae Houk

5926 Cheyne Avenue

Klamath Falls, OR 97603

NAME, ADDRESS, ZIP

Until a change is requested all tax statements shall be sent to the following address.

James W. Houk & Edna Mae Houk

5926 Cheyne Avenue

Klamath Falls, OR 97603

NAME, ADDRESS, ZIP

STATE OF OREGON,

County of _____) ss.

I certify that the within instrument was received for record on the _____ day of _____, 19 _____, at _____ o'clock _____ M., and recorded in book/reel/volume No. _____ on page _____ or as fee/file/instrument/microfilm/reception No. _____, Record of Deeds of said county.

Witness my hand and seal of County affixed.

NAME

TITLE

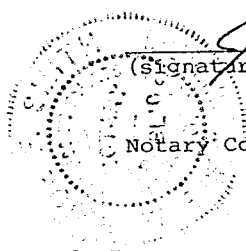
By _____ Deputy

STATE OF WASHINGTON

COUNTY OF STEVENS

On November 9, 1990, before me, the undersigned authority, personally appeared Janice Roach Lerum, known to me to be the person whose name is subscribed to the within instrument, and acknowledged that, being informed of the contents of said instrument, she voluntarily and freely executed same as her free act and deed, for the purposes and consideration therein stated.

WITNESS my hand and official seal.



(Signature) Notary Public

Name Joe F. Smith (Seal)Notary Commission Expiration Date: July 10, 1991

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Mountain Title Co. the 20th day
of Nov. A.D., 19 90 at 2:50 o'clock P M., and duly recorded in Vol. M90,
of Deeds on Page 23244.

Evelyn Biehn County Clerk

By Pauline Muelender

FEE \$33.00