

22978

MOUNTAIN TITLE COMPANY

WARRANTY DEED

Vol. m90 Page 23489

KNOW ALL MEN BY THESE PRESENTS, That ALLEN CHRISTOPHER ARNESON AND BARBRA KAY

ARNESON, HUSBAND AND WIFE

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by DAVID W. ADAMS AND CARL R. ADAMS, 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, 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:

Lots 7, 8 and 9 in Block 61 of LAKEVIEW ADDITION to the City of Klamath Falls, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Assessors Account Number 3809 029BA 04000
Assessors Key Number 185454

"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 \$ 60,000.00. However, the actual consideration consists of ~~the sum of \$60,000.00 and the value of the property which is the whole 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 23rd 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 23, 19 90

Allen Christopher Arneson
Allen Christopher Arneson

Personally appeared the above named
Allen Christopher Arneson and
Barbra Kay Arneson

Barbra Kay Arneson
Barbra Kay Arneson

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

Before me: Jeffrey 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)

Allen Christopher Arneson

Barbra Kay Arneson

C/O Klamath First Federal

GRANTOR'S NAME AND ADDRESS

David W. Adams

Carl R. Adams

2105 Ohio Ave., Klamath Falls, OR

GRANTEE'S NAME AND ADDRESS

After recording return to

Klamath First Federal

2943 S. 6th St.

Klamath Falls, Oregon 97603

NAME, ADDRESS, ZIP

Until 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 26th day of Nov., 19 90, at 3:45 o'clock P.M., and recorded in book M90 on page 23489 or as file/reel number 22978

Record of Deeds of said county.

Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk

Recording Officer

By Pauline Mueland Deputy

Fee \$28.00

MOUNTAIN TITLE COMPANY