MOUNTAIN TITLE COMPANY

MTC 24667-K

23200

WARRANTY DEED

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KNOW ALL MEN BY THESE PRESENTS, That JEFFREY A. REYNOLDS and PEGGY R. REYNOLDS, as tenants in common *hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by* HERSHELL WINKLE and BEATRICE W. WINKLE, 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 30 of CASITAS, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Klamath County Tax Account #3909-010CD-01300.

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 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 $ 45,000.00 .

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 29th *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.*

Jeffrey A Reynolds
JEFFREY A. REYNOLDS

Peggy R Reynolds
PEGGY R. REYNOLDS

STATE OF OREGON,)
County of Klamath) *ss.*
November 29, *19* 90

Personally appeared the above named JEFFREY A. REYNOLDS and PEGGY R. REYNOLDS

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

Before me: Kristi L. Reed
Notary Public for Oregon
My commission expires: 11/16/91

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)*

JEFFREY A. REYNOLDS and PEGGY R. REYNOLDS
1900 Burns #16
Klamath Falls, OR 97603
GRANTOR'S NAME AND ADDRESS

HERSHELL WINKLE and BEATRICE W. WINKLE
4426 Altamont Dr.
Klamath Falls, OR 97603
GRANTEE'S NAME AND ADDRESS

After recording return to:
SAME AS GRANTEE
NAME, ADDRESS, ZIP

Until a change is requested all tax statements shall be sent to the following address:
SAME AS GRANTEE
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 30th *day of* Nov., *19* 90, *at* 4:44 *o'clock* P. *M., and recorded in book* M90 *on page* 23849 *or as file/reel number* 23200, *Record of Deeds of said county.*

Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk
Recording Officer
By Paulina Muller-Lore *Deputy*

Fee $28.00

Unofficial Copy

MOUNTAIN TITLE COMPANY