

23381

MTC #24555-N

WARRANTY DEED

Vol. m90 Page 24205

KNOW ALL MEN BY THESE PRESENTS, That SHELBY J. NALL and DELORES P. NALL, as tenants by the entirety

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by DAVID A. DEPWEG and LYNNE DEPWEG, 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 3, Block 22, TRACT 1005, FOURTH ADDITION TO KLAMATH RIVER ACRES, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

TOGETHER WITH; A 1978 mobile home, make is a Eaton Park Serial #11809040 which is firmly affixed to the above property. SUBJECT TO: Mortgage, including the terms and provisions thereof, dated July 18, 1983, recorded July 20, 1983 in Volume-M83, page 11526 Microfilm Records of Klamath County, Oregon, wherein the Mortgagee; State of Oregon, represented and acting by the Director of Veterans' Affairs. The above Grantee hereby agrees to assume and to pay this in full and to hold Seller harmless therefrom.

"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 to 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 \$ 49,900.00. However, the actual consideration consists of or includes other property or value given or promised which is the whole/ 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 5th day of December, 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.  
December 5th, 19 90

Personally appeared the above named \_\_\_\_\_  
Shelby J. Nall and  
Delores P. Nall

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

Before me: \_\_\_\_\_

Notary Public for Oregon  
My commission expires: 6/8/92



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 \_\_\_\_\_ (SEAL)  
My commission expires: \_\_\_\_\_

Shelby J. Nall and Delores P. Nall  
P. O. Box 539  
Keno, OR 97627

GRANTOR'S NAME AND ADDRESS

David A. Depweg and Lynne Depweg  
P. O. Box 840  
Keno, OR 97627

GRANTEE'S NAME AND ADDRESS

After recording return to:  
David A. Depweg and Lynne Depweg  
P. O. Box 840  
Keno, OR 97627

NAME, ADDRESS, ZIP

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

David A. Depweg and Lynne Depweg  
P. O. Box 840  
Keno, OR 97627

NAME, ADDRESS, ZIP

STATE OF OREGON,

County of Klamath ss.

I certify that the within instrument was received for record on the 6 day of Dec, 19 90, at 10:38 o'clock A.M. and recorded in book M90 on page 24205 or as file/reel number 23381

Record of Deeds of said county.

Witness my hand and seal of County affixed.

Evelyn Biehn Clerk

Recording Officer  
By Caroline M. Nall Deputy

28.00