

23383

MTC #24708-DN

WARRANTY DEED

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KNOW ALL MEN BY THESE PRESENTS, That Ula Palmer and Mark E. McGill, not as tenants in common, but with the right of survivorship

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by Jack J. Veen and Lori M. Veen, 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 36, Block 36, KLAMATH FALLS FOREST ESTATES HIGHWAY 66 UNIT, PLAT NO. 2, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon TOGETHER WITH a 1973 FREEDOM Mobile Home, license #X89290, which is firmly affixed to the above described property.

SUBJECT TO: Trust Deed, including the terms and provisions thereof, dated October 29, 1984, recorded October 29, 1984, Microfilm records of Klamath County, Oregon. Wherein the State of Oregon, by and through the Director of Veterans' Affairs is the Beneficiary. The above Grantees hereby agree to assume and to pay this Trust

Deed in full and to hold the Grantees 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 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 \$ 37,500.00

~~MARKER: THE COUNTY CLERK OF Klamath County, Oregon, has received this instrument for recording. The instrument is subject to the provisions of the Klamath County, Oregon, Land Use Ordinance, Chapter 240.00, which provides that the instrument shall be recorded within 90 days of the date of recording. The instrument is subject to the provisions of the Klamath County, Oregon, Land Use Ordinance, Chapter 240.00, which provides that the instrument shall be recorded within 90 days of the date of recording.~~

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 3rd 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 3, 19 90

Ula Palmer

Mark E. McGill

Personally appeared the above named

Ula Palmer

Mark E. McGill

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

Before me:

Notary Public for Oregon

My Commission Expires

DANA M. NIELSEN

NOTARY PUBLIC-OREGON

My Commission Expires 12/31/94

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)

STATE OF OREGON,

ss.

County of Klamath

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 24209 or as

file/reel number 23383

Record of Deeds of said county.

Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk

Recording Officer

By Pauline Mullins Deputy

28.00

Ula Palmer & Mark E. McGill

234 N. First Street

Klamath Falls, OR 97601

GRANTOR'S NAME AND ADDRESS

Jack J. Veen & Lori M. Veen

Rt. 2 Box 326 Teal Drive

Bonanza, OR 97623

GRANTEE'S NAME AND ADDRESS

After recording return to:

Jack J. Veen & Lori M. Veen

Rt. 2 Box 326 Teal Drive

Bonanza, OR 97623

NAME, ADDRESS, ZIP

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

Jack J. Veen & Lori M. Veen

Rt. 2 box 326 Teal Drive

Bonanza, OR 97623

NAME, ADDRESS, ZIP

MOUNTAIN TITLE COMPANY

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