23486 MTC #24578-DN **WARRANTY DEED** Vol. m90 Page 24381

KNOW ALL MEN BY THESE PRESENTS, That Bruce C. Spencer and Catherine M. Spencer, husband and wife *hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by* Harriet Gere, *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:*

The SE1/4 of SW1/4, Section 33, Township 40 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon, EXCEPT those portions conveyed for railroad right of way, more particularly described in Deed Volume 25, page 398, Deed Records of Klamath County, Oregon.

Tax Account No: 4008-03300-00700

MOUNTAIN TITLE COMPANY

'90 DEC 7 PM 3 46

"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 $ 38,750.00 .

~~However, the actual consideration consists of or includes other property or value given or promised which is the whole (or 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 27 *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.*

X Bruce C. Spencer
Bruce C. Spencer

X Catherine M. Spencer
Catherine M. Spencer

STATE OF ~~OREGON~~, Maryland)
County of ~~Klamath~~ Charles) *ss.*
November 27, *19* 90 .

Personally appeared the above named Bruce C. Spencer, Catherine M. Spencer *and acknowledged the foregoing instrument to be* their *voluntary act and deed.*

Before me: [signature]
Notary Public for ~~Oregon~~ Maryland
My commission expires: 7-1-95

NOTARY PUBLIC CHARLES CO., MD.

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)*

Bruce C. Spencer & Catherine M. Spencer
Rt. 2 Box 141-A13
Pomfret, MD 20675
GRANTOR'S NAME AND ADDRESS

Harriet Gere
20706 Keno-Worden Road
Klamath Falls, OR 97603
GRANTEE'S NAME AND ADDRESS

After recording return to:
Harriet Gere
20706 Keno-Worden Road
Klamath Falls, OR 97603
NAME, ADDRESS, ZIP

Until a change is requested all tax statements shall be sent to the following address.
Harriet Gere
20706 Keno-Worden Road
Klamath Falls, OR 97603
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 7th *day of* Dec., *19* 90 , *at* 3:46 *o'clock* P *M., and recorded in book* M90 *on page* 24381 *or as file/reel number* 23486 , *Record of Deeds of said county.*
Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk
Recording Officer
By Lauren Mullendore *Deputy*

Fee $28.00