

24067

MTC 24715-K

WARRANTY DEED

Vol. m90 Page 25390KNOW ALL MEN BY THESE PRESENTS, That
Janet E. Shapiro

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by Lawrence A. Sarver and Rosemary Sarver, 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:

The S $\frac{1}{2}$ of the N $\frac{1}{2}$ of the SW $\frac{1}{4}$ of Section 27, Township 40 South, Range 11 East of the Willamette Meridian, Klamath County, Oregon. TOGETHER WITH a 1980 HOMET 2U Mobile Home, Oregon License #X162527, and ID#03700131ANBN which is firmly affixed to the real property described herein. SUBJECT TO: Mortgage dated May 5, 1980, and recorded May 6, 1980, in Volume M80, page 8308, Microfilm Records of Klamath County, Oregon, in favor of State of Oregon, represented and acting by the Director of Veterans' Affairs, as Mortgagee which the Grantee named herein hereby agrees to assume and pay in full. "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 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 \$ 70,000.00

However, the actual consideration consists of or includes other property or value which is not apparent upon the face of this instrument. (Indicate which.) (The sentence between the symbols XXXXXXXX shall not appear on the recorded instrument.)
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 24 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 24, 19 90.Personally appeared the above named
Janet E. Shapiro

Janet E. Shapiro

I, Notary Public, do hereby acknowledge the foregoing instrument to be her voluntary act and deed.

Before me: B. Jean Phillips
Notary Public for Oregon
My commission expires: 3-2-92

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

My commission expires: _____

(SEAL)

Janet E. Shapiro &
P.O. Box 72
Merrill, OR 97633

GRANTOR'S NAME AND ADDRESS

Lawrence A. Sarver & Rosemary Sarver
2487 Goodwin Ave.
Penn Grove, CA 94951

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

STATE OF OREGON,

County of Klamath ss.

I certify that the within instrument was received for record on the 24th day of Dec., 19 90, at 12:02 o'clock P.M., and recorded in book M90 on page 25390 or as file/reel number 24067.

Record of Deeds of said county.
Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk

Recording Officer

By Pauline Mueller Deputy

Fee \$28.00