

24127

MTC 24765

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That — JEAN L. TURNAGE

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hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by JANET S. WILLIAMS, 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 1 Block 8 of TRACT NO. 1064, FIRST ADDITION TO GATEWOOD, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

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 those of record and apparent to the land

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. and that

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ 63,500.00.
~~THE TRUE AND ACTUAL CONSIDERATION PAID FOR THIS TRANSFER, STATED IN TERMS OF DOLLARS, IS \$ 63,500.00.~~
 See ORS 93.030.) (The sentence between the symbols, if not applicable, should be deleted.

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 24th day of December, 1990; 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
December 24, 1990 ss.

Personally appeared the above named
JEAN L. TURNAGE

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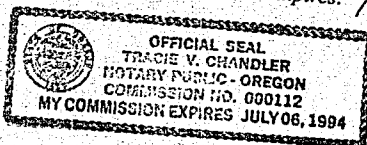
and acknowledged the foregoing instrument to be HER voluntary act and deed.

Before me:

David Chandler
 Notary Public for Oregon
 My commission expires: 7-6-94

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)



GRANTOR'S NAME AND ADDRESS
JEAN L. TURNAGE
4964 Gatewood
KRO 97603
 GRANTOR'S NAME AND ADDRESS
JANET S. WILLIAMS
5292 Gatewood Dr.
Klamath Falls OR 97603
 GRANTOR'S NAME AND ADDRESS
KLAMATH FIRST FEDERAL
540 Main St.
Klamath Falls OR 97601
 NAME, ADDRESS, ZIP

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

STATE OF OREGON,

County of Klamath ss.

I certify that the within instrument was received for record on the 27th day of Dec., 1990, at 1:55 o'clock A M., and recorded in book M90 on page 25485 or as file/reel number 24127.
 Record of Deeds of said county.

Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk

By Pauline Mueller Deputy Recording Officer

Fee \$28.00