

## WARRANTY DEED

MTC #24743-N

KNOW ALL MEN BY THESE PRESENTS, That Walter A. Woodard

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by Kathleen Sevy, 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 4, Block 19, SECOND 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: 1970 Fleetwood mobile home, serial #S10379 which is firmly affixed to this property.

SUBJECT TO: Trust Deed (including terms and provisions thereof), dated March 23, 1988, recorded March 25, 1988 in Volume M88, Page 4184, Microfilm Records of Klamath County, Oregon, wherein the Beneficiary is: Ray F. Moss and Denise Y. Moss, husband and wife. 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

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 \$ 28,000.00.

However, the actual consideration consists of or includes other property or value given or promised which is the ~~stated~~ 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 10th 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.

Walter A. Woodard  
Walter A. Woodard

STATE OF OREGON,

County of Klamath ss.  
December 19 19 90

Personally appeared the above named  
Walter A. Woodard

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

Before me:

Kristi L. Redd  
Notary Public for Oregon  
My commission expires: 11/16/91

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: \_\_\_\_\_

Walter A. Woodard

9111 Benkerns Rd.

Klamath Falls, Or 97601

GRANTOR'S NAME AND ADDRESS

Kathleen Sevy

P.O. Box 261

Grace, ID 83241

GRANTEE'S NAME AND ADDRESS

After receiving return to:

Kathleen Sevy

P.O. Box 261

Grace, ID 83241

NAME, ADDRESS, ZIP

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

Kathleen Sevy

P.O. Box 261

Grace, ID 83241

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 3rd day of Jan., 19 91, at 1:54 o'clock P.M., and recorded in book M91 on page 109 or as file/reel number 24332.  
Record of Deeds of said county.  
Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk  
Recording Officer

By Dorene M. Mueland, Deputy

Fee \$28.00