

24573

MTC 24831

## WARRANTY DEED

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KNOW ALL MEN BY THESE PRESENTS, That Bruce L. Gustafson and Alexis Gustafson, husband and wife hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by Allen G. Mead and Janice S. Mead, 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 in Block 125 of MILLS ADDITION to the City of Klamath Falls, 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 all those of record and those apparent upon 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. and that

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ 22,500.00. 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 33.030.

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 7 day of January, 19 91, 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 Lane, )  
January 8, 19 91 ) ss.

Personally appeared the above named  
Bruce L. Gustafson and  
Alexis Gustafson

Bruce L. Gustafson  
Bruce L. Gustafson

Alexis Gustafson  
Alexis Gustafson

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

Before me,

Carol A. Jensen  
Notary Public for Oregon  
My commission expires 11-30-92  
NOTARY PUBLIC-OREGON  
My Commission Expires 11-30-92

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)

Bruce L. Gustafson & Alexis Gustafson  
957 Travis Ave.  
Eugene, OR 97404

GRANTOR'S NAME AND ADDRESS  
Allen G. Mead & Janice S. Mead  
2444 Orchard Way  
Klamath Falls, OR 97601

GRANTEES NAME AND ADDRESS

SAME AS GRANTEE

NAME, ADDRESS, ZIP

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 10th day of Jan., 19 91, at 2:07 o'clock PM., and recorded in book M91 on page 585 or as file/reel number 24573.  
Record of Deeds of said county:  
Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk

By Pauline Mueller Recording Officer Deputy

Fee \$28.00