Vol.mal_Page_ WARRANTY DEED MTC #24569-N 25160 KNOW ALL MEN BY THESE PRESENTS, That _ by the entirety DOUGLAS L. PRATT and SANDRA L. PRATT, as tenants hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by D. EMMETT FUSSELL and ELIZABETH A. FUSSELL, 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, ____ and State of Oregon, described as follows, to-wit: situated in the County of _Klamath Lot 9, Block 1, FIRST ADDITION TO BUENA VISTA in the City of Klamath Falls, according to the official plat thereof on file in the office of the County Clerk of Klamath County, SUBJECT TO: Trust Deed dated April 20, 1988, recorded April 25, 1988 in Volume Oregon. M88, page 6534, Microfilm Records of Klamath County, Oregon, wherein the Beneficiary is: Robert D. Mathis. The above Grantee does not agree to assume and to pay. ALSO, SUBJECT TO: The 88-89, 89-90, 90-91 real property taxes that are delinquent with Klamath County, The Grantee has agreed to assume and pay these taxes and to hold the Grantor harmless Klamath County does charge interest on any and all owing taxes) (Note: therefrom. MOUNTAIN TITLE COMPANY "This instrument will not allow use of the property described in this instrument in violation of applicable land use ~1 Flaws 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 And said grantor nereby covenants to and with said granted are seen and a new said grantor and said grantor are seen all those 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 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 \$ 32,165.00 RESKEREN THE COMMENCE AND THE AND THE COMMENCE AND THE 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 <u>2nd</u> day of <u>January</u>, 19<u>91</u> if a corporate grantor, it has caused its name to be signed and seqt affixed by its officers, duly authorized thereto by order of its board of directors. STATE OF OREGON Klamath County of_ January 23 ______ 19 Personally appeared the above named . Douglas L. Pratt and Sandra L. Pratt and acknowledged the foregoing instrument their voluntary act and deed. to be STATE OF OREGON, County of _ Before me) ss. The foregoing instrument was acknowledged before me this Notary Public for Oregon , 19 _ , by My commission expires: 6 president, and by OTA secretary of UBLIC corporation, on behalf of the corporation. Sili a Notary Public for Oregon . A OF OT (SEAL) My commission expires: Douglas L. Pratt and Sandra L. Pratt STATE OF OREGON, 4834 Lorraine Place SS. Klamath Falls, OR 97603 County of Klamath I certify that the within instrument was GRANTOR'S NAME AND ADDRESS Emmett Fussell and Elizabeth A. Fussel received for record on the 24th 1101 Hanks Street day of _ Jan_, 19_91 Klamath Falls, OR 97601 aP:37_o'clock P_M., and recorded CE RESERVED GRANTEE'S NAME AND ADDRESS ____ on page _____ or as er _____ 25160 ____ , in book M91_ file/reel number _ FON D. Emmett Fussell and Elizabeth A. Fussel Record of Deeds of said county. RECORDER'S USE 1101 Hanks Street Witness my hand and seal of County Klamath Falls, OR 97601 affixed. NAME, ADDRESS. ZIP. D. Emmett Fussell and Elizabeth A. Fussel Evelyn Biehn, County Clerk 1101 Hanks Street **Recording Officer** Klamath Falls, OR 97601 By Onuline Mulendar Deputy Fee \$28.00 NAME, ADDRESS, ZIL