

NITE 25125

OK

27110

WARRANTY DEED

WENESS LAW PUBLISHING CO., PORTLAND, OR. 97204

KNOW ALL MEN BY THESE PRESENTS, That CHARLES D. WHITEMORE and BONNIE J. WHITEMORE, husband and wife, hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by ALBERT M. WARREN, JR. and LULU BELLE WARREN, 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, that 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 16, Resubdivision of Block 23, INDUSTRIAL ADDITION TO THE CITY OF KLAMATH FALLS, in the County of Klamath, State of Oregon,

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ALSO  
 Beginning at the Northeast corner of Lot 16, of Re-subdivision Block 23, INDUSTRIAL ADDITION TO THE CITY OF KLAMATH FALLS, and running thence East along the North line of Lot 15 of Re-subdivision Block 23, INDUSTRIAL ADDITION TO THE CITY OF KLAMATH FALLS, OREGON, a distance of 10 feet; thence South and parallel with the East line of said Lot 16 a distance of 92 feet; thence West a distance of 10 feet to the Southeast corner of Lot 16 aforesaid; thence North 92 feet to the point of beginning, being a portion of Lot 15, Re-subdivision, Block 23, INDUSTRIAL ADDITION TO THE CITY OF KLAMATH FALLS, OREGON.

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE)  
 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 of the above granted premises, free from all encumbrances

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 \$49,000.00.  
 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 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 14th day of July, 1987, 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.

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.

Charles D. Whitemore  
Bonnie J. Whitemore

STATE OF OREGON,  
 County of Klamath } ss.  
July 14, 1987.

STATE OF OREGON, County of \_\_\_\_\_ ) ss.  
 \_\_\_\_\_, 19\_\_\_\_.

Personally appeared the above named  
Charles D. and Bonnie J. Whitemore, husband and wife  
 and acknowledged the foregoing instrument to be their voluntary act and deed.

Personally appeared \_\_\_\_\_ and \_\_\_\_\_ who, being duly sworn, each for himself and not one for the other, did say that the former is the \_\_\_\_\_ president and that the latter is the \_\_\_\_\_ secretary of \_\_\_\_\_ a corporation, and that the seal affixed to the foregoing instrument is the corporate seal of said corporation and that said instrument was signed and sealed in behalf of said corporation by authority of its board of directors; and each of them acknowledged said instrument to be its voluntary act and deed.  
 Before me:

Charles D. Whitemore  
 Notary Public for Oregon  
 My commission expires: 3-1-91

Notary Public for Oregon  
 My commission expires: \_\_\_\_\_  
 (If executed by a corporation, affix corporate seal)

Charles D. and Bonnie J. Whitemore  
2012 Main "C"  
Klamath Falls, Oregon 97601

GRANTOR'S NAME AND ADDRESS  
Albert M. and Lulu Belle Warren

GRANTEE'S NAME AND ADDRESS  
Klamath Inst Judicial Svc  
240 Main St  
Klamath Falls, OR 97601

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

SPACE RESERVED  
 FOR  
 RECORDER'S USE

STATE OF OREGON,  
 County of Klamath } ss.  
 I certify that the within instrument was received for record on the 19th day of March, 1991, at 10:03 o'clock A.M., and recorded in book/reel/volume No. M91 on page 4894 or as fee/file/instrument/microfilm/reception No. 27110 Record of Deeds of said county.  
 Witness my hand and seal of County affixed.

Evelyn Biehn County Clerk  
 NAME TITLE  
 By Pauline M. ... Deputy

Fee \$28.00