

OK

27743

WARRANTY DEED

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KNOW ALL MEN BY THESE PRESENTS, That Maxine Wescom and Homer Gene Garrett

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by

Robert O. Quandt and Georgetta M. Quandt, 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 1, Block 2, of Country Green, Tract No. 1085, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Subject of Declaration, including the terms and provisions thereof, executed by HENLEY LAND COMPANY, INC., dated July 22, 1974, and recorded July 30, 1974, in Volume M-74, Page 9292, Microfilm Records of Klamath County, Oregon.

Subject to easements and rights of way of record and those apparent on the land: and to agreements, regulations and assessments of any sanitary district.

Subject also to the assessments of Country Green Homeowners Association; and to contracts and/or liens for irrigation and/or drainage.

Further, the fee title to any lot described as bounded by any street, lane, walkway, park, playground, open area, lake, pond, pool, sidewalk, or any other common property, which has not been dedicated or accepted by the public, and the fee title to any lots shown on the recorded plat of Country Green as abutting upon any such common property, shall not extend to or upon such common property, and the fee title to such common property is reserved by the grantor to be conveyed to the Country Green Home owners Association for the common enjoyment of all the residents of Country Green.

(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 \$10,000.00.

However, the actual consideration consists of or includes other property or value given or promised which is the whole 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 3 day of April, 1991; if a corporate grantor, it has caused its name to be signed and its seal affixed by an officer or other person duly authorized to do so 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.

Maxine Wescom #3-91
Homer G. Garrett by P.O.A.
Maxine Wescom

STATE OF OREGON, County of Klamath

This instrument was acknowledged before me on April 3, 1991,

by Maxine Wescom

This instrument was acknowledged before me on April 3, 1991,

by Homer G. Garrett by Power of Atty. Maxine Wescom

as

of

My commission expires April 15, 1994
Notary Public for Oregon

Maxine Wescom and Homer Gene Garrett
4621 Alt Ct., Klamath Falls, Ore. 97603

GRANTOR'S NAME AND ADDRESS

Robert O. Quandt and Georgetta M. Quandt
4621 Alt Court
Klamath Falls, Oregon 97603

GRANTEE'S NAME AND ADDRESS

After recording return to:

Robert O. Quandt and Georgetta M. Quandt
4621 Alt Court
Klamath Falls, Oregon 97603

NAME, ADDRESS, ZIP

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

Same as Above

NAME, ADDRESS, ZIP

STATE OF OREGON,

County of Klamath

I certify that the within instrument was received for record on the 3rd day of April, 1991, at 2:12 o'clock P.M., and recorded in book/reel/volume No. M91 on page 5977 or as fee/file/instrument/microfilm/reception No. 27743 Record of Deeds of said county.

Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk

NAME

TITLE

By Pauline M. Mulder Deputy

Fee \$28.00