

29084

MTC # 25370-DN

WARRANTY DEED

Vol. 91/ Page 8538

KNOW ALL MEN BY THESE PRESENTS, That L.A. Glenger and Pauline H. Glenger dba
GIENGER INVESTMENTS

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

MARTLYN FETTER

, 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 12 in Block 5, TRACT 1065, IRISH BEND, 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 those apparent upon the land, if any, as 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 \$ 3,000.00

~~FOUR THOUSAND DOLLARS (\$4,000.00) IN FULL PAYMENT OF THE DEED OF TRUST DATED MAY 3, 1991, BETWEEN L.A. GIENGER AND PAULINE H. GIENGER, GRANTORS, AND MOUNTAIN TITLE COMPANY, GRANTEE, WHEREBY THE GRANTORS OBLIGATED THEMSELVES TO REDEEM THE DEED OF TRUST BY PAYING TO MOUNTAIN TITLE COMPANY THE SUM OF \$4,000.00.~~

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 3rd day of May, 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 Klamath) ss.
May 3, 19 91

Personally appeared the above named

GIENGER INVESTMENTS

L.A. Glenger

Pauline H. Glenger

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

Before me:

Christine K. Ridd

Notary Public for Oregon

My commission expires: 11/16/91

GIENGER INVESTMENTS

BY: L.A. Glenger

BY: Pauline H. Glenger

Pauline H. Glenger

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)

GIENGER INVESTMENTS

HC 30 BOX 55

CHILOQUIN, OR 97624

GRANTOR'S NAME AND ADDRESS

MARTLYN FETTER

146 E. Duarte Rd #714

Arcadia, CA 91006

GRANTEE'S NAME AND ADDRESS

MARTLYN FETTER

146 E. Duarte Rd #714

Arcadia, CA 91006

NAME, ADDRESS, ZIP

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

MARTLYN FETTER

146 E. Duarte Rd #714

Arcadia, CA 91006

NAME, ADDRESS, ZIP

STATE OF OREGON,

ss.

County of Klamath

I certify that the within instrument was received for record on the 7th

day of May, 19 91

at 12:03 o'clock P M., and recorded in book M91 on page 8538 or as

file/reel number 29084

Record of Deeds of said county.

Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk

Recording Officer

By Pauline H. Glenger Deputy

Fee \$28.00