30650 MTC #25436 WARRANTY DEED W ALL. MEN BY THESE PRESENTS, That ale S. Abernathey, Jr.

, 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 4 in Block 5, TRACT NO. 1016, known as GREEN ACRES, 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 TROSE OF RECORD AND THOSE APPARENT UPON THE LAND, IF ANY, AS OF THE DATE OF THIS DEED

and that

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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 \$ _85,500.00 THE REAL WAY BELLET SAN HARDIDAY XXXX HYN HYN HYN HYN HYN HYN HYN HYN DY YMLLEY AR HY HYN HYN HYN HYN HYN HYN H KARANA BANAARKINDER XILLAN BALLEN KARANA SEEXERCONSCIENCE

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>1471</u> day of <u>June</u>, <u>N</u> , 19 9<u>1</u>;

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.

Verath Gale STATE OF OREGON Abernathey, County Personally appeared the above named Gale S. Abernathey, Jr. and acknowledged the foregoing instrument H15 to be_ voluntary act and deed. Before me: STATE OF OREGON, County of _ The foregoing instrument was acknowledged before me this Notary Public for Oregon , 19 _____ , by My commission expires: president, and by secretary of OFFICIAL SEAL TRACIE V. CHANDLER NOTARY PUBLIC - OREGON corporation, on behalf of the corporation. COMMISSION NO. 000112 NY COMMISSION EXPIRES JULY 06, 1994 Notary Public for Oregon . My commission expires: (SEAL) Gale S. Abernathey, Jr STATE OF OREGON. SS. County of_ Klamath GRANTOR'S NAME AND ADDRESS I certify that the within instrument was William, H. VanderWal & Karen A. VanderWall received for record on the ____14th day of June . 19_91 a8:59_ o'clock _P_ M., and recorded SPACE RESERVED in book _ <u>M91on page _11344</u> or as 30650 file/reel number_ FOR Record of Deeds of said county. RECORDER'S USI Witness my hand and seal of County affixed. Evelyn Biehn, County Clerk **Recording Officer** By Qauline Mulinders Deputy NAME, ADDRESS, ZIE Fee \$28.00