MOUNTAIN TITLE COMPANY

34560 WARRANTY DEED Vol. M91 Page 18462

KNOW ALL MEN BY THESE PRESENTS, That JAMES J. BELLET and SHERRY A. BELLET *hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by* KEVIN D. KROEKER and RUTH KROEKER, 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, situated in the County of* KLAMATH *and State of Oregon, described as follows, to-wit:*

Lots 21, 22, 23 and 24 in Block 24 OF SECOND ADDITION to the City of Klamath Falls, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

'91 SEP 13 AM 10 05

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 of record and 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 $ 7,000.00 ~~However, the actual consideration consists of or includes other property or value given or promised which is the whole consideration.~~ 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 12th *day of* September, *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.*

James J. Bellet
JAMES J. BELLET

Sherry A. Bellet
SHERRY A. BELLET

STATE OF OREGON,)
County of Klamath) *ss.*
September 12, *19* 91

Personally appeared the above named JAMES J. BELLET, SHERRY A. BELLET *and acknowledged the foregoing instrument to be* their *voluntary act and deed.*

Before me: Kristi L. Kidd
Notary Public for Oregon
My commission expires: 11/16/91

NOTARY PUBLIC STATE OF OREGON

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)*

~~JAMES J. BELLET and SHERRY A. BELLET~~
~~P. O. BOX 5167~~
~~KLAMATH FALLS, OR 97601~~
GRANTOR'S NAME AND ADDRESS

KEVIN D. KROEKER and RUTH KROEKER
1626 SARGENT
KLAMATH FALLS, OR 97601
GRANTEE'S NAME AND ADDRESS

After recording return to:
KEVIN D. KROEKER and RUTH KROEKER
1626 SARGENT
KLAMATH FALLS, OR 97601
NAME, ADDRESS, ZIP

Until a change is requested all tax statements shall be sent to the following address
KEVIN D. KROEKER and RUTH KROEKER
1626 SARGENT
KLAMATH FALLS, OR 97601
NAME, ADDRESS, ZIP

SPACE RESERVED FOR RECORDER'S USE

STATE OF OREGON, ss.
County of Klamath
I certify that the within instrument was received for record on the 13th *day of* Sept., *19* 91, *at* 10:05 *o'clock* A.M., *and recorded in book* M91 *on page* 18462 *or as file/reel number* 34560, *Record of Deeds of said county.*
Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk
Recording Officer
By Pauline Anderson *Deputy*

Fee $28.00

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