

37636

WARRANTY DEED

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KNOW ALL MEN BY THESE PRESENTS, That

NELLIE E. WOOD
hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by BURTON J. DE YOUNG, 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 F in Block 68 of NICHOLS 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.

Subject To: Trust Deed, including the terms and provisions thereof, dated March 6, 1986, recorded March 6, 1986, Volume M86, Page 3828, Microfilm records of Klamath County, Oregon, wherein Kenneth H. Kinsman and Linda I. Kinsman, are beneficiaries. The above Grantee has agreed to assume and pay in full and hold grantor harmless therefrom.

"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 \$ 24,000.00

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 19 day of November, 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.
November 19 91

Nellie E. Wood
NELLIE E. WOOD

Personally appeared the above named NELLIE E. WOOD

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

Before me:

Linda L. Haug
Notary Public for Oregon

My commission expires: 5-1-95

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)



OFFICIAL SEAL
LINDA L. HAUG
NOTARY PUBLIC - OREGON
COMMISSION NO. 006457
MY COMMISSION EXPIRES MAY 01, 1995

NELLIE E. WOOD
723 NORTH 11TH STREET
KLAMATH FALLS, OR

GRANTOR'S NAME AND ADDRESS

BURTON J. DE YOUNG
9623 WYSTONE AVE
NORTHBRIDGE, CA 91324

GRANTEE'S NAME AND ADDRESS

After recording return to:

BURTON J. DE YOUNG
9623 WYSTONE AVE
NORTHBRIDGE, CA 91324

NAME, ADDRESS, ZIP

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

BURTON J. DE YOUNG
9623 WYSTONE AVE
NORTHBRIDGE, CA 91324

NAME, ADDRESS, ZIP

STATE OF OREGON,

ss.

County of Klamath

I certify that the within instrument was received for record on the 20th day of Nov., 19 91, at 11:49 o'clock A. M. and recorded in book M91 on page 24364 or as file/reel number 37636.

Record of Deeds of said county.

Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk

Recording Officer

By Pauline Mulholland Deputy

Fee \$28.00