

37827

MTC 26621-NM

WARRANTY DEED

Vol. m91 Page 24709

KNOW ALL MEN BY THESE PRESENTS, That NORMA J. MACMILLAN who acquired title as NORMA J. SMITH and also known as NORMA J. FIELDS hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by SCOTT C. HERRERA and DIANE M. HERRERA, 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:

1/2 Lots 2 and 3 in Block 24 of NORTH KLAMATH FALLS, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

"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

record and those apparent upon the land, if any, as the date of this deed except those of 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 \$ 27,500.00

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 25th day of November, 1991; 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, Klamath ss.  
County of Nov. 25, 1991

Norma J. Macmillan  
NORMA J. MACMILLAN

Personally appeared the above named  
NORMA J. MACMILLAN

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

Before me:

[Signature]  
Notary Public for Oregon  
My commission expires: 6/8/92

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)

NORMA J. MACMILLAN

GRANTOR'S NAME AND ADDRESS

SCOTT C. HERRERA and DIANE M. HERRERA  
P. O. BOX 59  
PILOT HILL, CA 95664

GRANTEE'S NAME AND ADDRESS

SCOTT C. HERRERA and DIANE M. HERRERA  
P. O. BOX 59  
PILOT HILL, CA 95664

NAME, ADDRESS, ZIP

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

SCOTT C. HERRERA and DIANE M. HERRERA  
P. O. BOX 59  
PILOT HILL, CA 95664

NAME, ADDRESS, ZIP

STATE OF OREGON,

County of Klamath ss.

I certify that the within instrument was received for record on the 25th day of Nov., 1991, at 3:54 o'clock P. M., and recorded in book M91 on page 24709 or as file/reel number 37827

Record of Deeds of said county.

Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk

Recording Officer

By [Signature] Deputy

Fee \$28.00