

40778

WARRANTY DEED

Vol. 92 Page 2650

KNOW ALL MEN BY THESE PRESENTS, That

GEORGE PRESTON TYSON

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by _____, hereinafter called
 TERESE MOLLIE MAE SEALS
 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 3 of BRYANT TRACTS NO. 2, according to the official plat
 thereof on file in the office of the County Clerk of Klamath County,
 Oregon. SUBJECT TO: Trust Deed recorded February 14, 1991, in Volume
 M91, page 2675, Microfilm Records of Klamath County, Oregon in favor of
 Gerald Butler Miller, Jr., Beneficiary, which the Grantees named herein
 hereby agree to assume and pay in full.

"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 \$ 35,000.00

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 6th day of February, 19 92;
 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.

George Preston Tyson
 GEORGE PRESTON TYSON

STATE OF OREGON,

County of Klamath, ss.
February 6, 19 92.

Personally appeared the above named
 GEORGE PRESTON TYSON

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

Before me:

Notary Public for Oregon

My commission expires: 11/16/95

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)



GEORGE PRESTON TYSON

3939 S. 6th St.

KLAMATH FALLS, OR 97603

GRANTOR'S NAME AND ADDRESS

TERESE MOLLIE MAE SEALS

3803 SHASTA WAY

KLAMATH FALLS, OR 97603

GRANTEE'S NAME AND ADDRESS

After recording return to:

TERESE MOLLIE MAE SEALS

3803 SHASTA WAY

KLAMATH FALLS, OR 97603

NAME, ADDRESS, ZIP

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

TERESE MOLLIE MAE SEALS

3803 SHASTA WAY

KLAMATH FALLS, OR 97603

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 Feb., 19 92,
 at 11:27 o'clock A. M., and recorded
 in book M92 on page 2650 or as
 file/reel number 40778.

Record of Deeds of said county.

Witness my hand and seal of County
 affixed.

Evelyn Biehn, County Clerk

Recording Officer

By *Debra M. Mink* Deputy

Fee \$30.00

MOUNTAIN TITLE COMPANY

MOUNTAIN TITLE COMPANY