Vol. <u>M92 Page</u> 335 WARRANTY DEED 24189 MTC KNOW ALL MEN BY THESE PRESENTS, That ______ LEONARD J. SERDAR and MARILYN S. SERDAR, as tenants by the entirety hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by MICHAEL D. CITRIN and MADELINE A. CITRIN, 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: Lot 1, Block 5, WAGON TRAIL ACREAGES NO. 2, 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 aws 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." EB 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 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 dillars, is see an actual consideration paid for this transfer, stated in terms of dillars, is see an actual consideration paid for this transfer, stated in terms of dillars, is see an actual consideration and the consideration of the consideratio In construing this deed and where the context so requires, the singular includes the plura! and all grammatical XSEEXONS 43.030.XX 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 20th day of Accorders, 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. SERDAR LEUNARD 1 Serdas STATE OF OREGON. SERDAR County of Marion December 20, S 19 9 Personally appeared the above named ______ LEONARD J. SERDAR MARILYN S. SERDAR and acknowledged the foregoing instrument ____ voluntary act and deed. to be their STATE OF OREGON, County of ____ Before me: The foregoing instrument was acknowledged before me this R. Car Enes Notorry Public for Oregon , 19 ____, by __ My commission expires: 714/93 president, and by _ ____ secretary of _____ ×5 ••••• _ corporation, on behalf of the corporation. TARY Notary Public for Oregon ____ (SEAL) BLIC My commission expires: and MARTLYN STATE OF OREGON, County of Klamath alem, ol I certify that the within instrument was GRANTOR'S NAME AND ADDRESS MICHAEL D. CITRIN and MADELINE A. CITRIN received for record on the 19th _____Feb.___, 19_92 1637 WILKING LANE day of ____ at11:58 o'clock ____ M., and recorded CONCORD, CA 94519 in book <u>M92</u> on page <u>3351</u> or as SPACE SUSEEMED GRANTEE'S NAME AND ADDRESS file/reel number ____ 41164 MICHAEL D. CITRIN and MADELINE A. CITRIN ЮŘ Record of Deeds of said county. RECORDER'S USE Witness my hand and seal of County 1637 WILKING LANE CONCORD, CA 94519 affixed. NAME, ADDRESS, ZIP MICHAEL D. CITRIN and MADELINE A. CITRIN Evelyn Bichn, County Clerk **Recording** Officer 1637 WILKINS LANE By Qauline Mullender Deputy 94519 CONCORD, CA Fee \$30.00

NUM IN TURBER OM PANAY

MOUNTAIN TITLE COMPANY