

43834

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That Ward D. Monroe, Jr. and Patricia S. Green

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by Ward D. Monroe, Jr. and Patricia B. Stoen
Gordon I. Fellows and Sharon I. Fellows, 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 3 in Block 2 of TRACT NO. 1067, THE HIGHLANDS, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

MOUNTAIN TITLE COMPANY
described in this instrument in violation of

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."
 _____ heirs, successors and assigns forever.

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 of 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.

1 However, the actual consideration consists of or includes other property or value given or promised which is the whole/
part of the consideration (indicate which). (The sentence between the symbols, if not applicable, should be deleted.
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 construing this deed and where the context so requires, no 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 April, 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.

Wood D. Monroe, Jr.
Wood D. Monroe, Jr.

Ward D. Monroe, Jr.

Ward D. Monroe, Jr.

Patricia S. Green

Patricia S. Green

STATE OF OREGON
County of Tillamook
April 20, 1992 ss.

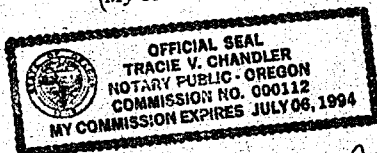
Personally appeared the above named

WARD D. MONROE JR.
AND PATRICIA S. GREEN

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

Before me:

Notary Public for Oregon
My commission expires:



STATE OF OREGON, County of _____) ss.
The foregoing instrument was acknowledged before me this _____

_____, 19____, by _____
_____, president, and by _____
_____, secretary of _____

_____, corporation, on behalf of the corporation.

Notary Public for Oregon _____ (SEAL)
My commission expires: _____

STATE OF OREGON,

County of Klamath
I certify that the within instrument was
received for record on the 21st
day of April, 19 92,
at 3:40 o'clock P M., and recorded
in book M92 on page 8559 or as
file/reel number 43834.
Record of Deeds of said county.

Witness my hand and seal of County
affixed.

Evelyn Biehn, County Clerk
Recording Officer
By Carlene Miller Deputy

Fee \$30.00

MOUNTAIN TITLE COMPANY