

44972

WARRANTY DEED

Vol. 92 Page 10676

KNOW ALL MEN BY THESE PRESENTS, That MICHAEL S. DALTON AND TAMMY L. DALTON,  
HUSBAND AND WIFE

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by RANDY L. DOVEL AND TERESA L. DOVEL, 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 30 in Block 4 of TRACT NO. 1064, FIRST ADDITION TO GATEWOOD,  
according to the official plat thereof on file in the office of the County  
Clerk of Klamath County, Oregon.

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28  
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"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 lawfully seized in fee simple and the above granted premises, free from all encumbrances except those of record and apparent to the land

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 \$ 64,500.00.  
~~However, the actual consideration consists of or includes other property or interest in property which is the whole or 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 Witness Whereof, the grantor has executed this instrument this 14th day of May, 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.

STATE OF OREGON, )  
County of Klamath ) ss.  
May 14, 19 92 .

Michael S. Dalton  
Michael S. Dalton

Personally appeared the above named \_\_\_\_\_  
Michael S. Dalton and  
Tammy L. Dalton

Tammy L. Dalton  
Tammy L. Dalton

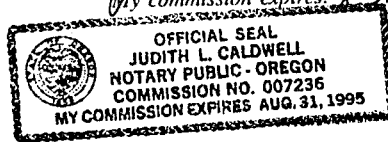
\_\_\_\_\_ and acknowledged the foregoing instrument  
to be \_\_\_\_\_ their voluntary act and deed.

Before me:

Judith L. Caldwell  
Notary Public for Oregon  
My commission expires: 8-31-95

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)



Michael S. Dalton  
Tammy L. Dalton  
C/O Klamath First Federal  
GRANTOR'S NAME AND ADDRESS

Randy L. Dovel and Teresa L. Dovel  
5133 Laurelwood Drive  
Klamath Falls, Oregon 97603  
GRANTEES NAME AND ADDRESS

After recording return to:

Klamath First Federal  
2943 S. 6th St.  
Klamath Falls, Oregon 97603  
NAME, ADDRESS, ZIP

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

Klamath First Federal  
2943 S. 6th St.  
Klamath Falls, Oregon 97603  
NAME, ADDRESS, ZIP

STATE OF OREGON, \_\_\_\_\_ ss.

County of Klamath  
I certify that the within instrument was received for record on the 15th day of May, 19 92, at 3:28 o'clock PM., and recorded in book M92 on page 10676 or as file/reel number 44972.  
Record of Deeds of said county.

Witness my hand and seal of County  
affixed.

Evelyn Biehn, County Clerk  
Recording Officer  
By Deanne S. Hutton Deputy

Fee \$30.00