

45715 MTC# 27694-LB

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That Donny B. Omega and Tracy L. Omega

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by Stewart W. Cleave and Judith M. Cleave, Husband and Wife, as Tenants by the Entirety, 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 2 in Block 3 of TRACT NO. 1145, NOB HILL REPLAT, a Resubdivision of portions of Nob Hill, Irvington Heights, Mountain View Addition and Eldorado Heights, 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 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 \$ 8,750.00. However, the actual consideration consists of or includes other property or value given or promised which is the whole or part of the consideration (if any). The sentence between the symbols, if not applicable, should be deleted.

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 30 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, Washington )  
County of Wheeler )  
May 30, 19 92 ss.

Donny B. Omega  
Donny B. Omega

Tracy L. Omega  
Tracy L. Omega

Personally appeared the above named  
Donny B. Omega  
Tracy L. Omega

and acknowledged the foregoing instrument to be their voluntary act and deed.  
Before me:

Patrice M. Dahl  
Notary Public for Oregon, Washington  
My commission expires 10-7-95

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 \_\_\_\_\_ (SEAL)  
My commission expires: \_\_\_\_\_

Donny B. and Tracy L. Omega
11121 126th St. Court E.
Puyallup, WA 98374
GRANTOR'S NAME AND ADDRESS
Stewart W. and Judith M. Cleave
403 Pacific Terrace
Klamath Falls, OR 97601
GRANTEE'S NAME AND ADDRESS
Stewart W. and Judith M. Cleave
After recording return to:
<u>See Above</u>
NAME, ADDRESS, ZIP
Until a change is requested all tax statements shall be sent to the following address:
Stewart w. and Judith M. Cleave
<u>See Above</u>
NAME, ADDRESS, ZIP

STATE OF OREGON, \_\_\_\_\_ ss.  
County of Klamath  
I certify that the within instrument was received for record on the 4th day of June, 19 92, at 11:59 o'clock AM., and recorded in book M92 on page 12095 or as file/reel number 45715.  
Record of Deeds of said county.  
Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk  
Recording Officer  
By Pauline Muller Deputy

Fee \$30.00