

45738

MTC 27704

WARRANTY DEED

Vol. M92 Page 12142

RONALD P. KING AND SHERRI M. KING,

KNOW ALL MEN BY THESE PRESENTS, That
HUSBAND AND WIFE

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by _____, hereinafter called
IVAN DANIEL ARMSTRONG, 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 19 in Block 30 of HOT SPRINGS ADDITION to the City of Klamath Falls, according
to the official plat thereof on file in the office of the County Clerk of Klamath
County, Oregon.

PH 3 46

JUN 92

"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 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 \$ 42,800.00.
~~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 Witness Whereof, the grantor has executed this instrument this 4th day of June, 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.
June 4, 1992

Personally appeared the above named _____
Ronald P. King and Sherri M. King

Ronald P. King
Ronald P. King

Sherri M. King
Sherri M. King

_____ and acknowledged the foregoing instrument
to be _____ they _____ voluntary act and deed.

Before me:

Donald A. Bog

Notary Public for Oregon

My commission expires: 4/24/93

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: _____

Ronald P. & Sherri M. King

1492 Lakeview
Klamath Falls OR 97601
GRANTOR'S NAME AND ADDRESS

Ivan Daniel Armstrong

1827 Manzanita St.
Klamath Falls, OR 97601
GRANTEE'S NAME AND ADDRESS

After recording return to:

Klamath First Federal S&L
540 Main St.
Klamath Falls, OR 97601
NAME, ADDRESS, ZIP

Until a change is requested all tax statements shall be sent to the following address:
same as above

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 3:46 o'clock P.M., and recorded
in book M92 on page 12142 or as
file/reel number 45738

Record of Deeds of said county.

Witness my hand and seal of County
affixed.

Evelyn Biehn, County Clerk

Recording Officer

By Pauline Muelster Deputy

Fee \$30.00