MOUNTAIN TITLE COMPANY

46129 MTC #27646 KR **WARRANTY DEED** Vol. M92 Page 12869

KNOW ALL MEN BY THESE PRESENTS, That LEONE J. FREDRICKSON, BETTIE L. BALL and ROBERT H. FREDRICKSON, with the right of survivorship *hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by* PHILIP R. GIBSON and MARGARET E. GIBSON, 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:*

The North 189.7 feet of the West one-half of Lot 2 in Block 1 of HOME ACRES, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

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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."

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 all those of record and those apparent upon the land 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.*

The true and actual consideration paid for this transfer, stated in terms of dollars, is $ 41,500.00.

~~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 3rd *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.*

Leone J. Fredrickson by Bettie L. Ball her attorney in fact
LEONE J. FREDRICKSON

Bettie L. Ball
BETTIE L. BALL

Robert H. Fredrickson
ROBERT H. FREDRICKSON

STATE OF OREGON, County of Klamath) ss.
June 12, *19* 92.

Personally appeared the above named BETTIE L. BALL for herself and as attorney-in-fact for LEONE J. FREDRICKSON *and acknowledged the foregoing instrument to be* their *voluntary act and deed.*

Before me: Kristi L. Redd
Notary Public for Oregon
My commission expires: 11/16/95

OFFICIAL SEAL
KRISTI L. REDD
NOTARY PUBLIC - OREGON
COMMISSION NO. 010431
MY COMMISSION EXPIRES NOV. 16, 1995

Susan Johnson
SUSAN JOHNSON
NOTARY PUBLIC - OREGON
My Commission Expires 2-6-94

STATE OF OREGON, County of Lane) ss.
The foregoing instrument was acknowledged before me this June 3, *19* 92, *by* ROBERT H. FREDRICKSON, ~~president and by~~ ~~secretary of~~ ~~corporation on behalf of the corporation.~~

Notary Public for Oregon Susan Johnson *(SEAL)*
My commission expires: 2-6-94

Leone J. Fredrickson et al
855 N. Eldorado
Klamath Falls, OR 97601
GRANTOR'S NAME AND ADDRESS

PHILIP R. GIBSON & MARGARET E. GIBSON
626 Lytton
Klamath Falls, OR 97601
GRANTEE'S NAME AND ADDRESS

After recording return to:
PHILIP R. GIBSON & MARGARET E. GIBSON
NAME, ADDRESS, ZIP

Until a change is requested all tax statements shall be sent to the following address.
PHILIP R. GIBSON & MARGARET E. GIBSON
NAME, ADDRESS, ZIP

SPACE RESERVED FOR RECORDER'S USE

STATE OF OREGON, ss.
County of Klamath
I certify that the within instrument was received for record on the 12th *day of* June, *19* 92, *at* 3:10 *o'clock* P.M., *and recorded in book* M92 *on page* 12869 *or as file/reel number* 46129, *Record of Deeds of said county.*
Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk
Recording Officer
By Pauline Millendre *Deputy*

Fee $30.00

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