

46775

WARRANTY DEED

Vol. m92 Page 14101KNOW ALL MEN BY THESE PRESENTS, That TRENDWEST DEVELOPMENT COMPANY, an Oregon

Corporation

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by BILLY E. HEWITT, MONA M. KAMMERER AND WELDON F. KAMMERER all with rights of survivorship 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:

Lots 5 and 28 of ROSELAWN a Subdivision of Block 70, BUENA VISTA ADDITION TO THE CITY OF KLAMATH FALLS, ALSO ALL that portion of vacated alley lying between said Lots 5 and 28 of ROSELAWN, in the county of Klamath, state of Oregon, 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 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 \$ 40,000.00. ~~HOWEVER, THE EXACT VALUE OF THE PROPERTY TRANSFERRED HEREIN MAY BE DIFFERENT FROM THE AMOUNT OF CONSIDERATION STATED ABOVE. IF SO, THE EXACT VALUE OF THE PROPERTY TRANSFERRED HEREIN SHALL BE THE AMOUNT OF CONSIDERATION STATED ABOVE.~~ (indicate which). ¹(The sentence between the symbols¹, 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 26th 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 _____) ss.
_____, 19 ____.

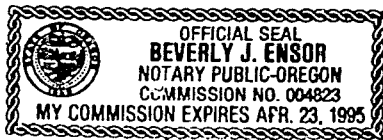
By: Donald R. Swell secretary
TRENDWEST DEVELOPMENT COMPANY

Personally appeared the above named _____

Before me:

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

Notary Public for Oregon
My commission expires:



STATE OF OREGON, County of Klamath) ss.

The foregoing instrument was acknowledged before me this June 26, 19 92, by _____ president, and by Donald R. Swell secretary of Trendwest, Inc.

a Oregon corporation, on behalf of the corporation.

Notary Public for Oregon Beverly J. Ensor
My commission expires: 4-23-95 (SEAL)

Trendwest Development Company

GRANTOR'S NAME AND ADDRESS

Mona M. and Weldon F. Kammerer
Billy E. Hewitt
715 Roseway Dr., KFO 97601

GRANTEE'S NAME AND ADDRESS

After recording return to:

Klamath First Federal
P. O. Box 5270
Klamath Falls, OR 97601

NAME, ADDRESS, ZIP

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

-same

NAME, ADDRESS, ZIP

STATE OF OREGON,

ss.

County of Klamath

I certify that the within instrument was received for record on the 26th day of June, 19 92, at 3:35 o'clock P M., and recorded in book M92 on page 14101 or as file/reel number 46775.

Record of Deeds of said county.

Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk

Recording Officer

By Dorine Muelendorp Deputy

Fee \$30.00

MOUNTAIN TITLE COMPANY

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