

46809

MTC #27720 HF

KNOW ALL MEN BY THESE PRESENTS, That

LONNIE D. CLEMENT and PAMELA L. CLEMENT, husband and wife

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by

DANIEL T. GELLNER and KRISTIN GELLNER, husband and wife

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 18 in Block 4 of TRACT NO. 1035, GATEWOOD, 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 \$72,000.00. ~~However, the true and actual consideration paid for this transfer, stated in terms of dollars, is \$72,000.00. This instrument is void if the above consideration is not paid in full.~~

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, 1992, 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  
June 26, 1992

*Lonnie D. Clement*  
LONNIE D. CLEMENT  
*Pamela L. Clement*  
PAMELA L. CLEMENT

Personally appeared the above named  
LONNIE D. CLEMENT  
PAMELA L. CLEMENT

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

Before me:

*Helen M. Fink*  
Notary Public for Oregon  
My commission expires: 4/20/94

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)

LONNIE D. CLEMENT and PAMELA L. CLEMENT

GRANTOR'S NAME AND ADDRESS  
DANIEL T. GELLNER and KRISTIN GELLNER  
5180 STARLIT COURT  
KLAMATH FALLS, OR 97603

GRANTEE'S NAME AND ADDRESS  
DANIEL T. GELLNER and KRISTIN GELLNER  
5180 STARLIT COURT  
KLAMATH FALLS, OR 97603

NAME AND ADDRESS  
DANIEL T. GELLNER and KRISTIN GELLNER  
5180 STARLIT COURT  
KLAMATH FALLS, OR 97603

STATE OF OREGON, ss.

County of Klamath  
I certify that the within instrument was received for record on the 29th day of June, 1992, at 11:56 o'clock A.M., and recorded in book M92 on page 14169 or as file/reel number 46809. Record of Deeds of said county. Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk  
Recording Officer  
By *Daniel M. Mulins* Deputy

Fee \$30.00

MOUNTAIN TITLE COMPANY