NE

47121

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That ....JOYCE E. KING.....................................

....

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by ......GREGORY L. KING AND

...KIMBERLY M. KING., husband and wife as tenants by the entirety..................................,

hereinafter called the grantee, does hereby grant, bargain, sell and convey unto the grantee and grantee's heirs, successors and assigns, that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or in any way appertaining, situated in .....Klamath........... County, State of Oregon, described as follows, to-wit:

> Lot 3 in Block 2 of RIVER RANCH ESTATES, according to the official plat
> thereof on file in the office of the County Clerk of Klamath County, Oregon.

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE)

To Have and to Hold the same unto the grantee and grantee's heirs, successors and assigns forever.

And grantor hereby covenants to and with grantee and grantee's heirs, successors and assigns, that grantor is lawfully seized in fee simple of the above granted premises, free from all encumbrances ......except those of....... ...record and apparent to the land and the fiscal taxes for 1992-1993 which are a lien... ...but not yet due and payable...

.... and that grantor will warrant and forever defend the 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 $63,900.00 ......

①However, the actual consideration consists of or includes other property or value given or promised which is the whole part of the consideration (indicate which). ①(The sentence between the symbols①, if not applicable, should be deleted. See ORS 93.030.)

In construing this deed, where the context so requires, the singular includes the plural and all grammatical changes shall be made so that this deed shall apply equally to corporations and to individuals.

In Witness Whereof, the grantor has executed this instrument this 6th day of ......July........., 19 92 ; if a corporate grantor, it has caused its name to be signed and its seal, if any, affixed by an officer or other person duly authorized to do so by order of its board of directors.

THIS INSTRUMENT WILL NOT ALLOW USE OF THE PROPERTY DE-SCRIBED 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.
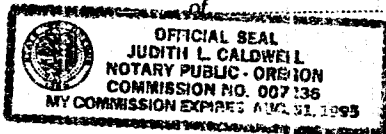
Joyce E. King
Joyce E. King

STATE OF OREGON, County of ....) ss.

This instrument was acknowledged before me on ...., 19........,

by ....

This instrument was acknowledged before me on ...., 19........,

by ....

as ....

of ....

OFFICIAL SEAL
JUDITH L. CALDWELL
NOTARY PUBLIC - OREGON
COMMISSION NO. 007136
MY COMMISSION EXPIRES AUG. 31, 1995

Judith L. Caldwell
Notary Public for Oregon
My commission expires 8-31-95

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 7th day of ......July..........., 19 92, at 11:36 o'clock A.M., and recorded in book/reel/volume No. M92 on page 14739 and/or as fee/file/instru-ment/microfilm/reception No. 47121, Record of Deeds of said County.

Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk
NAME   TITLE

By *Pauline Mullendo* Deputy.

Fee $30.00