

47714

WARRANTY DEED

MTC 25733-KR

Vol. 92 Page 15866

KNOW ALL MEN BY THESE PRESENTS, That

CRAIG C. DUNN and KATHLEEN C. DUNN, as tenants by the entirety

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

STEWART VAN GASTEL, 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 17 in Block 6 of ALTAMONT ACRES, 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 \$ 32,000.00

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 16th day of July, 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, ss. July 16, 1992

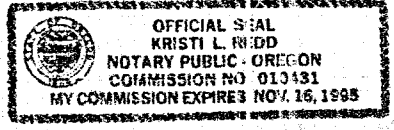
CRAIG C. DUNN KATHLEEN C. DUNN

Personally appeared the above named CRAIG C. DUNN KATHLEEN C. DUNN

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

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

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)



CRAIG C. DUNN and KATHLEEN C. DUNN P.O. BOX 772 LOVELL, WY 82431 STEWART VAN GASTEL 3116 CREST STREET KLAMATH FALLS, OR 97601 STEWART VAN GASTEL 3116 CREST STREET KLAMATH FALLS, OR 97601

STATE OF OREGON, ss. County of Klamath I certify that the within instrument was received for record on the 17th day of July, 1992, at 2:17 o'clock P.M., and recorded in book M92 on page 15866 or as file/roll number 47714, Record of Deeds of said county. Witness my hand and seal of County affixed. Evelyn Biehn, County Clerk Recording Officer By Pauline Nielsen Deputy Fee \$30.00

MOUNTAIN TITLE COMPANY

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