

MTC-28182-4B

48357
KNOW ALL MEN BY THESE PRESENTS, That
KAREN JOHNSON

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by _____, hereinafter called GARY L. SIMMONDS and RUTH ANN SIMMONDS, 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 therunto belonging or appertaining, situated in the County of KLAMATH and State of Oregon, described as follows, to-wit:

Lot 6, in Block 8 of TRACT 1152, NORTH HILLS, 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 said grantor will defend said premises and every part and parcel thereof against the lawful claims of all persons claiming the same and will pay all taxes and assessments levied on said premises and every part and parcel thereof.

record and those apparent upon the land, if any, as the date of this deed, and against the lawful claims of all persons whomsoever, except those claiming under the above described encumbrances, the 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, for the sum of 18,500.00 Dollars, the consideration paid for this transfer, stated in terms of dollars, is \$18,500.00.


grantee will warrant and forever defend the said premises, together with all rights and interests therein, against the claims, demands and suits of all persons whomsoever, except those claiming under the above described grant, for and in respect of the same. The true and actual consideration paid for this transfer, stated in terms of dollars, is \$18,500.00.

See Ord. 95.030.)
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 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 30 day of July, 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.


KAREN JOHNSON

STATE OF OREGON,
County of Klamath
July 30, 19 92


Personally appeared the above named _____
KAREN JOHNSON

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

Before me:

Linda K. Bayhman
Notary Public for Oregon
My commission expires: 5-1-95

My commission expires May 01, 1995

 OFFICIAL SEAL
LUNDA L. BAUGHMAN
NOTARY PUBLIC - OREGON
COMMISSION NO. A 006437
MY COMMISSION EXPIRES MAY 01, 1995

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 _____ (SEAL)
My commission expires: _____

~~KAREN JOHNSON~~

2301 Orchard
Klamath Falls, or 97601

GARY L. SIMMONDS and RUTH ANN SIMMONDS
4911 VILLA DRIVE
KLAMATH FALLS, OR 97603

~~AKA GARY L. SIMMONDS and RUTH ANN SIMMONDS~~
~~4911 VILLA DRIVE~~
~~KLAMATH FALLS, OR 97603~~

Until a change is requested all tax statements shall be sent to the following address
GARY L. SIMMONDS and RUTH ANN SIMMONDS
4911 VILLA DRIVE
KLAMATH FALLS, OR 97603

STATE OF OREGON.

County of Klamath
I certify that the within instrument was
received for record on the 31st
day of July, 19 92,
at 2:31 o'clock P. M., and recorded
in book M92 on page 17116 or as
file/reel number 48357.
Record of Deeds of said County.
Witness my hand and seal of County
affixed.

Evelyn Biehn, County Clerk
Recording Officer
By Pauline M. Mulender Deputy

Fee \$30.00