

48858

MTZ 28182.LB

18358 MTC 28182-LB
KNOW ALL MEN BY THESE PRESENTS, That JAMES CHARLES JOHNSON
to printer paid by

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by GARY L. SIMMONDS AND RUTH ANN SIMMONDS, Husband and Wife, 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 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 grantor, his heirs, successors and assigns shall forever defend the said premises and every part and parcel thereof against the lawful claims of all persons claiming by, through, under or against the above described encumbrances.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ no money value

The true and actual consideration paid for this transfer, stated in terms of value, is \$100,000.00. However, the actual consideration consists of consideration which is not applicable to the portion of the consideration (indicate which) x (fill sentence between the symbols) if not applicable, x should be deleted. See ORS 93.030.)

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.
Witness my hand and seal of office, this 31 day of July, 19 92;
at _____, Oregon, the grantor has executed this instrument this _____ day of _____, 19____, _____, duly authorized thereto by _____.

In Witness Whereof, the grantor has executed this instrument this 31 day of July, 1912;
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 30, 19 92

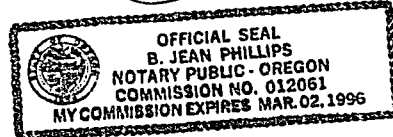
Personally appeared the above named _____

James Charles Johnson

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

Before me:

Notary Public for Oregon
My commission expires: 3-2-96



STATE OF OREGON, County of _____) ss.
_____ instrument was acknowledged before me this _____ day of _____, 19____.

The foregoing instrument was duly
_____, 19____, by _____
_____, president, and by _____
_____, secretary of _____

a _____ corporation, on behalf of the corporation.

Notary Public for Oregon _____ (SEAL)
My commission expires: _____

STATE OF OREGON. 55

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 192 on page 17117 or as
file/reel number 48358.

Witness my hand and seal of County
affixed.

Evelyn Biehn, County Clerk
Recording Officer

By Deverline / Natchez Deputy

Fee \$30.00

James Charles Johnson

2301 Orchard

City 97601
GRANTOR'S NAME AND ADDRESS

GARY L. SIMMONDS AND RUTH ANN SIMMONDS

4911 Villa Drive
Klamath Falls, Or 97603

GRANTEE'S NAME AND ADDRESS
GARY L. SIMMONDS AND RUTH ANN SIMMONDS

After recording return to:
4911 Villa Drive
Klamath Falls, Or 97603

SAME, ADDRESS, ZIP

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

GARY L. SIMMONDS AND RUTH ANN SIMMONDS

GARY L. SIMMONS
4911 Villa Drive
Klamath Falls, or 97603

SAME, ADDRESS, ZIP

MOUNTAIN TITLE COMPANY