

49460

WARRANTY DEED
23134 MK

KNOW ALL MEN BY THESE PRESENTS, That

RONALD W. VINYARD, M.D.

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

LOUIS DUBREY HEIDI DUBREY, 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 therunto belonging or appertaining, situated in the County of KLAMATH and State of Oregon, described as follows, to-wit:

Lots 1 and 4 in Block 4 of the RESUBDIVISION OF A PORTION OF M'CLOUGHLIN HEIGHTS, 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 \$ 47,000.00

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 4th day of August, 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.

Ronald W. Vinyard, M.D.
RONALD W. VINYARD, M.D.

STATE OF OREGON)
COUNTY OF Pago Pago American Samoa
August 4, 19 92

Personally appeared the above named RONALD W. VINYARD, M.D.

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

Before me: *Amieko Pats*
Notary Public for Oregon
My commission expires: 12/31/92

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)

RONALD W. VINYARD and H.D.	
P.O. BOX 2213	
PAGO PAGO AMERICAN SAMOA, 96799	
GRANTOR'S NAME AND ADDRESS	
LOUIS DUBREY and HEIDI DUBREY	
11011 MIRACLE DRIVE	
KLAMATH FALLS, OR 97603	
GRANTEE'S NAME AND ADDRESS	
LOUIS DUBREY and HEIDI DUBREY	
11011 MIRACLE DRIVE	
KLAMATH FALLS, OR 97603	
NAME, ADDRESS, ZIP	
Send a change in requested all tax statements shall be sent to the following address:	
LOUIS DUBREY and HEIDI DUBREY	
11011 MIRACLE DRIVE	
KLAMATH FALLS, OR 97603	
NAME, ADDRESS, ZIP	

STATE OF OREGON, _____ ss.
County of Klamath
I certify that the within instrument was received for record on the 20th day of Aug, 19 92 at 3:47 o'clock P.M. and recorded in book M92 on page 18881 or as file/reel number 49460
Record of Deeds of said county.
Witness my hand and seal of County affixed.
Evelyn Biehn, County Clerk
Recording Officer
By Pauline Muller Deputy

Fee \$30.00