

54147

MTZ 28719-MK

WARRANTY DEED

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KNOW ALL MEN BY THESE PRESENTS, That DAVID A. LONDBORG and QUOVET C. LONDBORG, as tenants by the entirety hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by JAMES R. YAX and MAYME E. YAX, 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 21 in Block 5 of TRACT 1053, OREGON SHORES, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

TOGETHER with a 1978 CONCO Mobile Home, Oregon License #X151914, Serial #2980144814 which is situate on the real property described herein.

"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 \$ 20,500.00. However, the actual consideration consists of or includes other property or value given or promised which is the whole/part of the consideration (indicate which). (The sentence between the symbols, if not applicable, should be deleted. 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.

In Witness Whereof, the grantor has executed this instrument this 16 day of November, 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.

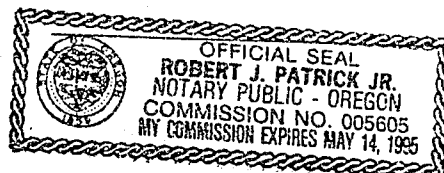
STATE OF OREGON,
County of Jackson) ss.
16 November, 19 92

David A. Londborg
DAVID A. LONDBORG
Quovet C. Londborg
QUOVET C. LONDBORG

Personally appeared the above named
DAVID A. LONDBORG
QUOVET C. LONDBORG

they and acknowledged the foregoing instrument to be A voluntary act and deed.

Before me: Robert J. Patrick Jr.
Notary Public for Oregon
My commission expires: 5-14-95



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)

DAVID A. LONDBORG and QUOVET C. LONDBORG
608 PEARWOOD
MEDFORD, OR 97501

GRANTOR'S NAME AND ADDRESS

JAMES R. YAX and MAYME E. YAX
37628 PARK VIEW DRIVE
CHILOQUIN, OR 97624

GRANTEE'S NAME AND ADDRESS

After recording return to:
JAMES R. YAX and MAYME E. YAX
37628 PARK VIEW DRIVE
CHILOQUIN, OR 97624

NAME, ADDRESS, ZIP

Until a change is requested all tax statements shall be sent to the following address:
JAMES R. YAX and MAYME E. YAX
37628 PARK VIEW DRIVE
CHILOQUIN, OR 97624

NAME, ADDRESS, ZIP

STATE OF OREGON,
County of Klamath) ss.

I certify that the within instrument was received for record on the 19th day of Nov, 19 92, at 10:25 o'clock A M., and recorded in book M92 on page 27482 or as file/reel number 54147.
Record of Deeds of said county.

Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk
Recording Officer
By Deborah M. Mendenhall Deputy

Fee \$30.00