

MTC Number: 28976 **55093**

WARRANTY DEED

Vol. m92 Page 29384KNOW ALL MEN BY THESE PRESENTS, That Larry D. Dearing and Nellie M. Dearing, as

Tenants in Common

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by David Allen Richey and Rita Laroy Richey, as Tenants by the Entirety, 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 33 of GRACE PARK, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

MOUNTAIN TITLE COMPANY

"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 to the land, if any, as of 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 \$ 49,500.00

~~However, this instrument is not to be construed to include any encumbrances or interests in the property described herein which are not specifically mentioned in the instrument.~~ (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 11th day of December, 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.

STATE OF OREGON,
County of Klamath
December 11, 19 92 ss.

Personally appeared the above named
Larry D. Dearing and Nellie M. Dearing

Larry D. Dearing
LARRY D. DEARING

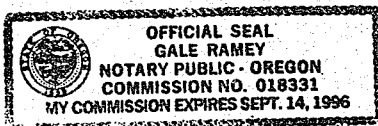
Nellie M. Dearing
NELLIE M. DEARING

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

Before me:

Gale Ramey
Notary Public for Oregon

My commission expires: 9-14-96



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: _____

Larry D. Dearing and Nellie M. Dearing

GRANTOR'S NAME AND ADDRESS

David Allen Richey and Rita Laroy Richey
5841 Denver Avenue
Klamath Falls, OR 97603

GRANTEE'S NAME AND ADDRESS

After recording return to:

Klamath First Federal
P. O. Box 5270
Klamath Falls, OR 97601
NAME, ADDRESS, ZIP

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

Klamath First Federal
P. O. Box 5270
Klamath Falls, OR 97601
NAME, ADDRESS, ZIP

STATE OF OREGON,

ss.

County of Klamath
I certify that the within instrument was
received for record on the 11th
day of Dec., 19 92,
at 1:29 o'clock P.M., and recorded
in book M92 on page 29384 or as
file/reel number 55093

Record of Deeds of said county.
Witness my hand and seal of County
affixed.

Evelyn Biehn, County Clerk
Recording Officer
By Pauline Mueller Deputy

Fee \$30.00