

56347

WARRANTY DEED

MTZ 28955-KR

Vol. 993 Page 953

KNOW ALL MEN BY THESE PRESENTS, That

GLEN A. DAMROW and COLLEEN K. DAMROW, husband and wife

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

WESTERN HOMES, INC., an Oregon corporation

, 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:

SEE ATTACHED LEGAL DESCRIPTION ON EXHIBIT "A" WHICH IS MADE A PART HEREOF BY THIS REFERENCE.

SUBJECT TO: Trust Deed, recorded May 25, 1978 in Volume M78, page 11090, Microfilm Records of Klamath County, Oregon, in favor of Klamath First Federal Savings and Loan Association, as Beneficiary. The Grantee named above does hereby agree to assume and pay in full this Trust Deed.

"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 all those of record and those apparent upon the land 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 \$ 25,455.49. 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 31<sup>st</sup> 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 ) ss.  
December 31, 19 92.

Glen A. Damrow  
GLEN A. DAMROW

Colleen K. Damrow  
COLLEEN K. DAMROW

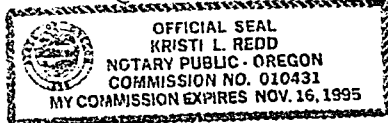
Personally appeared the above named  
GLEN A. DAMROW and COLLEEN K.  
DAMROW

Colleen K. Damrow

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

Before me:

Kristi L. Redd  
Notary Public for Oregon  
My commission expires: 11/16/95



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)

GLEN A. DAMROW & COLLEEN K. DAMROW

GRANTOR'S NAME AND ADDRESS

WESTERN HOMES, INC.

5729 ALTAMONT DR

KLAMATH FALLS OR 97603

GRANTEE'S NAME AND ADDRESS

WESTERN HOMES, INC.

5729 ALTAMONT DR

KLAMATH FALLS OR 97603

NAME, ADDRESS, ZIP

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

WESTERN HOMES, INC.

5729 ALTAMONT

KLAMATH FALLS OR 97603

NAME, ADDRESS, ZIP

STATE OF OREGON,

ss.

County of \_\_\_\_\_  
I certify that the within instrument was  
received for record on the \_\_\_\_\_  
day of \_\_\_\_\_, 19 \_\_\_\_\_,  
at \_\_\_\_\_ o'clock \_\_\_\_\_ M., and recorded  
in book \_\_\_\_\_ on page \_\_\_\_\_ or as  
file/reel number \_\_\_\_\_,  
Record of Deeds of said county.  
Witness my hand and seal of County  
affixed.

SPACE RESERVED

FOR  
RECORDERS USE

By \_\_\_\_\_ Recording Officer  
Deputy

## EXHIBIT "A"

All that portion of Tract 2, DE WITT HOME TRACTS, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, particularly described as follows:

Beginning at a point in the East line of said Tract No. 2, 85 feet South of the Northeast corner of said tract; running thence South along the East line of said Tract 67.575 feet; thence at right angles West 163.4 feet to the West line of said Tract No. 2; thence North along the West line of said Tract, 67.575 feet to a point; thence East 163.4 feet to the place of beginning.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Mountain Title co. the 13th day  
of Jan. A.D. 19 93 at 11:39 o'clock AM., and duly recorded in Vol. M93  
of Deeds on Page 953

Evelyn Biehn - County Clerk

By Pauline M. Mullins

FEE \$35.00