

WARRANTY DEED

MTC 29441-KR

KNOW ALL MEN BY THESE PRESENTS, That

JERRY D. JAMES

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

STEVE HERYFORD and JACKIE HERYFORD, 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 2 in Block 2 of SUNSET VILLAGE, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon. SUBJECT TO: Mortgage, recorded January 9, 1978, in Volume M78, page 420, Microfilm Records of Klamath County, Oregon in favor of the State of Oregon, represented and acting by the Director of Veterans' Affairs which the Grantees hereby agree to assume and pay in full.

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 upon 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 \$ 72,000.00

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 20th day of April, 19 93; 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~~ ARIZONA)County of Maricopa ss.April 26, 19 93

Personally appeared the above named

JERRY D. JAMES

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

Before me

Sandra A. JonesNotary Public for ~~OREGON~~ ArizonaMy commission expires: May 1, 1994

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)

JERRY D. JAMES

19237 N. 4TH ST.

PHOENIX, AZ 85024

GRANTOR'S NAME AND ADDRESS

STEVE HERYFORD and JACKIE HERYFORD

3920 ARROYO CT.

KLAMATH FALLS, OR 97603

GRANTEE'S NAME AND ADDRESS

After recording return to:

STEVE HERYFORD and JACKIE HERYFORD

3920 ARROYO CT.

KLAMATH FALLS, OR 97603

NAME, ADDRESS, ZIP

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

STEVE HERYFORD and JACKIE HERYFORD

3920 ARROYO CT.

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 27th day of April, 19 93, at 2:12 o'clock P M., and recorded in book M93 on page 9024 or as file/reel number 60596.

Record of Deeds of said county.

Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk

Recording Officer

By Danica M. McIndoe Deputy

Fee \$30.00