

63619

MOUNTAIN TITLE COMPANY

Vol. m93 Page 15076

WARRANTY DEED

MTC 29904-KR

KNOW ALL MEN BY THESE PRESENTS, That MONTY R. YANCEY and CARLA L. YANCEY, husband and wife hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by MICHAEL C. THOMAS and CINDY A. THOMAS, 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 63, MOYINA, 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 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 \$ 12,000.00

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 24th day of June, 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,
County of Klamath ss.
June 24, 19 93.

Personally appeared the above named
MONTY R. YANCEY
CARLA L. YANCEY

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 _____ (SEAL)
My commission expires: _____

MONTY R. YANCEY and CARLA L. YANCEY

6602 APPALOOSA CT.
KLAMATH FALLS, OR 97603

MICHAEL C. THOMAS and CINDY A. THOMAS
1507 CARLSON DRIVE
KLAMATH FALLS, OR 97603

MICHAEL C. THOMAS and CINDY A. THOMAS
1507 CARLSON DRIVE
KLAMATH FALLS, OR 97603

MICHAEL C. THOMAS and CINDY A. THOMAS
1507 CARLSON DRIVE
KLAMATH FALLS, OR 97603

STATE OF OREGON, ss.

County of Klamath
I certify that the within instrument was received for record on the 25th day of June, 19 93, at 9:09 o'clock A M. and recorded in book M93 on page 15076 or as file-reel number 63619.
Record of Deeds of said county.
Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk

By [Signature] Recording Officer
[Signature] Deputy

Fee \$30.00

MOUNTAIN TITLE COMPANY