

64158

WARRANTY DEED

MTC 28917-HF

KNOW ALL MEN BY THESE PRESENTS, That DEAN G. SPORRER and BETTY R. SPORRER, husband and wife hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by DONALD D. MONTGOMERY and BILLIE JOAN MONTGOMERY, 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 KLANATH and State of Oregon, described as follows, to-wit:

Lots 8, 9 and the Southeasterly one-half of Lot 10 (as measured along the Northeasterly and Southwesterly lot lines) of OUSE KILA HOMESITES, 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 \$ 150,000.00

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, 1993, 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, 1993

DEAN G. SPORRER
BETTY R. SPORRER

Personally appeared the above named DEAN G. SPORRER
BETTY R. SPORRER

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

Before me: Helen M Fink
Notary Public for Oregon
My commission expires:

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)

DEAN G. SPORRER and BETTY R. SPORRER
2073 HOLLIDAY AVENUE
BEND, OR 97701

DONALD D. MONTGOMERY and BILLIE JOAN MONTGOMERY
1963 LAKESHORE DRIVE
KLANATH FALLS, OR 97601

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DONALD D. MONTGOMERY and BILLIE JOAN MONTGOMERY
1963 LAKESHORE DRIVE
KLANATH FALLS, OR 97601

STATE OF OREGON, ss.
County of Klamath
I certify that the within instrument was received for record on the 6th day of July, 1993, at 2:09 o'clock P.M., and recorded in book M93, on page 16182 or as file-fee number 64158. Record of Deeds of said county. Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk
Recording Officer
Doraine Murland Deputy

fee \$30.00