

WARRANTY DEED
MTC 30314-mk

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by GARY L. SIMMONDS and RUTH ANN SIMMONDS, 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:

~~The South 67 feet of Lot 12, Block 12 of FOURTH ADDITION TO WINEMA GARDENS, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.~~

"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

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 \$ 68,000.00

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ 65,000.00

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 27th day of JULY, 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.
July 27, 19 93

x Walter S. Morrison
WALTER S. MORRISON

x Zelma L. Morrison
ZELMA MORRISON

Personally appeared the above named _____
WALTER S. MORRISON
ZELMA MORRISON

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

Before me;

Notary Public for Oregon

My/Commission expires: 11/16/95



~~WALTER S. MORRISON and ZELMA MORRISON~~

GRANTOR'S NAME AND ADDRESS
GARY L. SIMMONDS and RUTH ANN SIMMONDS
1743 DAWN DRIVE
KLAMATH FALLS, OR 97603

GRANTEE'S NAME AND ADDRESS

After a review of the file, the following information was obtained:

GARY L. SIMMONDS and RUTH ANN SIMMONDS
1743 DAWN DRIVE
KLAMATH FALLS, OR 97603

NAME, ADDRESS, ZIP

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

GARY L. SIMMONDS and RUTH ANN SIMMONDS
1743 DAWN DRIVE
KLAMATH FALLS, OR 97603

NAME ADDRESS ZIP

X Walter S. Morrison
WALTER S. MORRISON

X Zelma L. Morrison
ZELMA MORRISON

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)

STATE OF OREGON,
County of Klamath ss.

I certify that the within instrument was received for record on the 28th day of July, 19 93, at 10:51 o'clock A M., and recorded in book M93 on page 18430 or as file/reel number 65291.
Record of Deeds of said county.

Witness my hand and seal of County
affixed.

Evelyn Biehn, County Clerk
Recording Officer
By Pauline M. Mchadery Deputy

Fee \$30.00