

65570

K-45380  
WARRANTY DEEDVol. m93 Page 19024

KNOW ALL MEN BY THESE PRESENTS, That BEVERLY JEAN WALTERS hereinafter called the Grantor, for the consideration hereinafter stated to the grantee paid by DAVID D. MARSH and CELESTE W. MARSH, husband and wife, hereinafter called the Grantee, does hereby grant, bargain, sell and convey unto the grantee, his heirs, survivors and assigns, that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or appertaining, situated in the County of Klamath, State of Oregon, described as follows, to-wit:

Lot 20 in Block 32 of Klamath Falls Forest Estates, Highway 66 Unit, Plat No. 2, according to the official plat thereof on file in the office of the County Clerk, of Klamath County, Oregon.

To have and to hold the above described and granted premises unto the said grantee, his heirs and assigns forever.

Grantor hereby covenants to and with grantee and the heirs of the survivor and their assigns, that grantor is lawfully seized in fee simple of the above granted premises, free from all encumbrances except those assumed by grantees, 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 \$25,000.00. 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.

This instrument does not guarantee that any particular use may be made of the property described in this instrument. A buyer should check with the appropriate city or county planning department to verify approved uses.

IN WITNESS WHEREOF, the grantor has executed this instrument this 28th day of November, 1988.

*Beverly Jean Walters*

STATE OF OREGON )  
 ) ss.  
County of Klamath)

On this 28th day of November, 1988, personally appeared BEVERLY JEAN WALTERS, and acknowledged the foregoing instrument to be her voluntary act and deed.

*Diana B. Johnson*  
Notary Public for Oregon  
My Commission expires: 12-19-88

19025

Seller's name and address:

BEVERLY JEAN WALTERS

Buyer's name and address:

DAVID D. AND CELESTE W. MARSH

After recording return to:

Mail tax statements to:

STATE OF OREGON       )  
                                  ) ss.  
County of Klamath    )

for  
recorder's  
use

I certify that the within instrument was received for record on the 2nd day of Aug., 1993, at 3:42 o'clock P.m., and recorded in book/reel/volume No. M93 on page 19024 or as document/fee/file/instrument/microfilm No. 65570, Record of Deeds of said County.

Evelyn Biehn, County Clerk

Name

Title

By Paulene Muelendae

Fee \$35.00