

53935

WARRANTY DEED

MTZ 2643 KP

Volma 2 Page 27063

KNOW ALL MEN BY THESE PRESENTS that BRUCE T. OWENS and LINDA J. HEIDER-OWENS, husband and wife, hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by THOMAS EDWARD DUNAWAY and BETHANY DUNAWAY, 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:

All that portion of TRACT 10 OF 400 SUBDIVISION, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, lying Westerly of the C-4-D Lateral situated in Section 35, Township 39 South, Range 9 East of the Willamette Meridian, 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

and that the true and actual consideration paid for this transfer, stated in terms of dollars, is \$ 70,000.00

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.

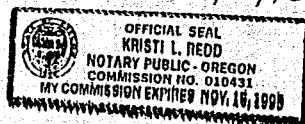
In Witness Whereof, the grantor has executed this instrument this 6th day of November, 19 92; if a corporate grantor, it has caused its name to be signed and seal affixed by its officers, duly authorized thereto by order of its board of directors,

STATE OF OREGON,
County of Klamath, ss.
November 6, 19 92.

Personally appeared the above named
BRUCE T. OWENS
LINDA J. HEIDER-OWENS

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

Notary Public for Oregon
My commission expires: 11/16/95



BRUCE T. OWENS and LINDA J. HEIDER-OWENS
4661 OLD HIGHLAND ROAD
KLAMATH FALLS, OR 97603

THOMAS EDWARD DUNAWAY and BETHANY DUNAWAY
1606 WIARD
KLAMATH FALLS, OR 97603

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THOMAS EDWARD DUNAWAY and BETHANY DUNAWAY
1606 WIARD
KLAMATH FALLS, OR 97603

STATE OF OREGON, County of _____ ss.
The foregoing instrument was acknowledged before me this _____ day of _____, 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, ss.

County of Klamath
I certify that the within instrument was received for record on the 13th day of Nov, 19 92, at 2:31 o'clock P M., and recorded in book M92 on page 27063 or as filed number 53935.
Record of Deeds of said county.
Witness my hand and seal of County office.

Evelyn Blehn, County Clerk
Recording Officer
Pauline Mueller, Deputy

Fee \$30.00

STATE OF OREGON, COUNTY OF KLAMATH, ss.

Filed for record at request of Aspen Title Co.
of April A.D., 19 94 at 1:36 o'clock P M., and duly recorded in Vol. M94 of Co. Lien Docket on Page 13168.

FEE \$10.00

By Annette Mueller County Clerk