

# MOUNTAIN TITLE COMPANY

9185

WARRANTY DEED

Vol. m87 Page 24403

13406

KNOW ALL MEN BY THESE PRESENTS, That  
Freddie B. Lykins & Wendy L. Lykins, as tenants by the entirety

herein called the grantor, for the consideration hereinafter stated, to grantor paid by Mark M. Pettus & Theron M. Pettus, not as tenants in common, but with\*\* 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 thereto belonging or appertaining, situated in the County of Klamath and State of Oregon, described as follows, to-wit:

\*\*right of survivorship

Lot 16, Block 2, FIRST ADDITION TO KELENE GARDENS, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Tax Account No: 3909 015AA 03500

"This instrument will not allow use of the property described in this instrument in violation of applicable land use laws and regulations. In the event of 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 lawfully seised in fee simple and the above granted premises, free from all encumbrances all those of record and those apparent upon the land, if any, as of the date of this deed. Subject to trust deed recorded October 26, 1988, in Volume M 88, Page 18104 which the grantees assume and agree to pay. 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 \$ 49,500.00

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 15 day of November 1989 at a corporate grantor, it has caused its name to be signed and seal affixed by its officers, duly authorized thereto by one of its board of directors.

Freddie E. Lykins & Wendy L. Lykins  
Freddie E. Lykins, by Wendy L. Lykins  
Wendy L. Lykins  
STATE OF OREGON, County of Klamath ss.

STATE OF OREGON,  
County of Klamath ss.  
November 15 1989

Personally appeared the above named  
Wendy L. Lykins, individually and  
as attorney in fact for Freddie E.  
Lykins,  
and acknowledged the foregoing instrument  
to be her free, voluntary act and deed.

Personally appeared \_\_\_\_\_ and  
each for himself and not one for the other, did say that the former is the  
\_\_\_\_\_ president and that the latter is the  
\_\_\_\_\_ secretary of \_\_\_\_\_, a corporation,  
and that the seal affixed to the foregoing instrument is the corporate  
seal of said corporation and that said instrument was signed and sealed  
in behalf of said corporation by authority of its board of directors; and  
each of them acknowledged said instrument to be its voluntary act and  
deed.

Before me:  
Notary Public for Oregon  
My commission expires: 6-6-92

(OFFICIAL SEAL)  
Notary Public for Oregon  
My commission expires: 6-6-92

Freddie E. Lykins & Wendy L. Lykins  
3035 SW 11th Way #21  
Glendale, CA 91203  
Mark M. Pettus & Theron M. Pettus  
P.O. Box 11512  
Glendale, CA 91226-7512  
Mark M. Pettus & Theron M. Pettus  
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Glendale, CA 91226-7512  
Mark M. Pettus & Theron M. Pettus  
P.O. Box 11512  
Glendale, CA 91226-7512

STATE OF OREGON,  
County of Klamath ss.  
I certify that the within instrument was  
received for record on the 18th  
day of Dec., 1989,  
at 2:17 o'clock P.M., and recorded  
in book M89 on page 24403 or as  
filed number 9185.  
Record of Deeds of said county.  
Witness my hand and seal of County  
affixed.  
Evelyn Biehn, County Clerk  
Receiving 9185

Fee \$8.00

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title Co. the 28 day  
of April A.D., 19 94 at 1:50 o'clock P. M., and duly recorded in Vol. M94  
of Co. Lien Docket on Page 13405

FEE

\$10.00

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By Bonnette Mueller County Clerk