MOUNTAIN TITLE COMPANY

60744 81552 WARRANTY DEED HTC 29623-HF Vol. M93 Page 9285

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KNOW ALL MEN BY THESE PRESENTS, That JAMES R. NOWLIN and JUDY K. NOWLIN, husband and wife *hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by* ROBERT L. ALLBEE and SANDRA J. ALLBEE, 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:*

Lot 10 in Block 18 of FAIRVIEW ADDITION NO. 2 to the City of Klamath Falls, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

THIS DOCUMENT IS BEING RE-RECORDED TO CORRECT LEGAL DESCRIPTION

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 of 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 $ 32,000.00 ~~[illegible]~~

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 27 *day of* APRIL *, 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.*

JAMES R. NOWLIN

JUDY K. NOWLIN

STATE OF OREGON,)
County of WASHINGTON) *ss.*
APRIL 27 *, 19* 93 *.*

Personally appeared the above named JAMES R. NOWLIN, JUDY K. NOWLIN *and acknowledged the foregoing instrument to be* _____ *voluntary act and deed.*

Before me: Stan Frazier
Notary Public for Oregon
My commission expires: 08/14/95

OFFICIAL SEAL
STAN FRAZIER
NOTARY PUBLIC - OREGON
COMMISSION NO.008919
MY COMMISSION EXPIRES AUG. 14, 1995

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)*

JAMES R. NOWLIN and JUDY K. NOWLIN
16445 SW 113TH STREET
TIGARD, OR 97224
GRANTOR'S NAME AND ADDRESS

ROBERT L. ALLBEE and SANDRA J. ALLBEE
PO Box 827
Reno OR 97627

STATE OF OREGON,
County of Klamath ss.

Filed for record at request of:

Mountain Title co

on this 24th day of May A.D., 19 94 at 3:45 o'clock P M. and duly recorded in Vol. M94 of Deeds Page 16438.

Evelyn Biehn County Clerk
By Pauline Mullendore Deputy.

Fee, $5.00

STATE OF OREGON, ss.

County of Klamath

I certify that the within instrument was received for record on the 30th *day of* April *, 19* 93 *, at* 9:19 *o'clock* A *M., and recorded in book* M93 *on page* 9285 *or as file/reel number* 60744 *, Record of Deeds of said county.*

Witness my hand and seal of County affixed.

BOARD OF COUNTY COMMISSIONERS · KLAMATH COUNTY · STATE OF OREGON

Evelyn Biehn, County Clerk
Recording Officer
By Pauline Mullendore *Deputy*

Fee: $30.00

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