

## WARRANTY DEED

WARRANTY DEED  
MTC 32741-JUL

KNOW ALL MEN BY THESE PRESENTS, That  
SPAD and ALYCE L. RUMDAY, with the rights of survivorship,

the grantor, called the grantor, for the consideration hereinafter stated, to grantor paid by \_\_\_\_\_, hereinafter called \_\_\_\_\_, LONG and LORETA M. LONG, as tenants by the entirety \_\_\_\_\_, hereinafter called \_\_\_\_\_, 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 \_\_\_\_\_, KLANATH \_\_\_\_\_ and State of Oregon, described as follows, to-wit:

Lot 15 in Block 24 of TRACT 1005, FOURTH ADDITION TO KLAMATH RIVER ACRES,  
according to the official plat thereof on file in the office of the  
County Clerk of Klamath County, Oregon.

# 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 AND TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.930."**

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

record and those apparent upon the land, if any, as 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. to \$500.00

and demands of all persons who, however, except those claiming

XXXXXX The use and actual consideration of the word "and" in the text of the document is XXXXXXXXXXXXXXXXXXXXXXXX  
XXX  
XXX  
XXXXXX of consideration (indicate which). (The sentence between the symbols, if not applicable, should be deleted.  
XXXXXX XXXXXXXXXXXXXXXXXXXXXXXX  
(See OHS 931031)

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 19 day of May, 1994;  
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.  
May 19 1994

~~DONALD E. SWAN~~ ~~ALYCE L. NUNDAY~~

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

Before me: Jessica Whitlatch  
Notary Public for Oregon  
My commission expires: 11/7/97



*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)

DONALD E. SHAW and ALYCE L. MUNDAY  
3939 South Sixth Street box 195  
Klamath Falls, OR 97601

WILLARD E. LONG AND LORETTA M. LONG

719 Springdale Dr.  
Woodland, CA 95776

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Woodland, CA 95776

~~WILLARD E. LONG and LORETTA H. LONG~~

719 Springdale Dr.  
Woodland, CA 95774

STATE OF OREGON,

County of Klamath  
I certify that the within instrument was  
received for record on the 9th  
day of June, 19 94,  
at 1:42 o'clock P M., and recorded  
in book M94 on page 18147 or as  
file/reel number 82515.  
Record of Deeds of said county.  
Witness my hand and seal of County  
affixed.

Evelyn Biehn, County Clerk  
Recording Officer  
By Pauline Mullendor Deputy

**Fee \$30.00**