

3545NF

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That

NAOMI EVA BREWER

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by JONATHAN L. FELSINGER AND BETSY MARIE FELSINGER, HUSBAND AND WIFE AND DONALD A. RIDER AND **, 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:

** EVELYN V. RIDER, HUSBAND AND WIFE, ALL WITH THE RIGHTS OF SURVIVORSHIP

The N1/2 of Lot 13 in Block 1 of SECOND ADDITION TO ALTAMONT ACRES, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon. ~~TOGETHER WITH A 1973 FLEETWOOD Mobile Home with license plate #X90337 which is situate on the real property described herein.~~

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 to 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 \$75,000.00

However, the actual consideration consists of or includes other property or value given or promised which is the ~~whole~~ part of the consideration (indicate which). (The sentence between the symbols, if not applicable, should be deleted. See ORS 93.030.)

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 26 day of May, 19 95; 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 26, 19 95 .

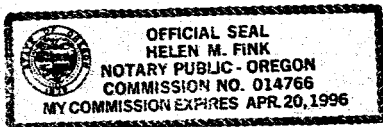
Personally appeared the above named

NAOMI EVA BREWER

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

Before me:

Helen M. Fink
 Notary Public for Oregon
 My commission expires:



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 _____ (SEAL)
 My commission expires:

NAOMI EVA BREWER

1009 Alameda
Klamath Falls, OR 97603
 GRANTOR'S NAME AND ADDRESS

JONATHAN L. & BETSY MARIE FELSINGER
 3926 CREST

KLAMATH FALLS, OR 97603
 GRANTEE'S NAME AND ADDRESS

DONALD A. RIDER AND EVELYN V. RIDER
 ANY RECORDING OTHER THAN:

JONATHAN L. FELSINGER AND BETSY MARIE FELSINGER

3926 CREST ST.

KLAMATH FALLS, OR 97603
 NAME, ADDRESS, ZIP

Until a change is requested all tax statements shall be sent to the following address:

JONATHAN L. FELSINGER AND BETSY MARIE FELSINGER

3926 CREST STREET

KLAMATH FALLS, OR 97603
 NAME, ADDRESS, ZIP

STATE OF OREGON,

ss.

County of Klamath
 I certify that the within instrument was received for record on the 31st day of May, 19 95, at 2:51 o'clock P M., and recorded in book M95 on page 14392 or as file/reel number 877.

Record of Deeds of said county.
 Witness my hand and seal of County affixed.

Bernetha G. Letsch Co Clerk

Fees: \$30.00 By Bernetha G. Letsch Recording Officer
Deputy

05-31-95P02:51 RCVD

MOUNTAIN TITLE COMPANY

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