

MYC 9206

WARRANTY DEED

Vol. 798 Page 15705



88542

KNOW ALL MEN BY THESE PRESENTS, That ALBERT C. LAVENIK, also known as A.C. LAVENIK, and EDRIE V. LAVENIK, also known as EDRIE LAVENIK hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by CLIFTON D. MOLATORE the grantee, does hereby grant, bargain, sell and convey unto the said grantee and grantee's heirs, successors and assigns, that 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:

An undivided one-ninth interest in the following real property:

PARCEL 1
The S 1/2 NE 1/4 of Section 34, Township 36 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon and the SW 1/4 NW 1/4, NW 1/4 SW 1/4 of Section 35, Township 36 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon.

PARCEL 2
The S 1/2 SE 1/4 of Section 27, Township 36 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, and the N 1/2 NE 1/4 of Section 34, Township 36 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon.

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE) CONTINUED ON REVERSE

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 of the above granted premises, free from all encumbrances EXCEPT reservations, restrictions, rights-of-way, easements of record and those apparent upon the land AND THOSE HEREIN SET FORTH,

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 \$ 6,500.00. However, the actual consideration consists of or includes other property or promise which is the whole or 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 11th day of August, 1989, 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.

Albert C. Lavenik
Edrie V. Lavenik

(If executed by a corporation, affix corporate seal)

STATE OF OREGON,

County of Klamath
August 11, 1989

Personally appeared the above named
Albert C. Lavenik and Edrie V. Lavenik;

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

(OFFICIAL SEAL)

Notary Public for Oregon

My commission expires: 08-01-82

STATE OF OREGON, County of _____, 19____ ss.

Personally appeared _____, who, being duly sworn, 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 _____

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:

(OFFICIAL SEAL)

Notary Public for Oregon

My commission expires:

Albert C. and Edrie V. Lavenik
3570 Denver Park
Klamath Falls, Oregon 97601
GRANTOR'S NAME AND ADDRESS

Clifton D. Molatore
851 Pacific Terrace
Klamath Falls, Oregon 97601
GRANTEE'S NAME AND ADDRESS

After recording return to:
Clifton D. Molatore
851 Pacific Terrace
Klamath Falls, Oregon 97601
NAME, ADDRESS, ZIP

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

Clifton D. Molatore
851 Pacific Terrace
Klamath Falls, Oregon 97601
NAME, ADDRESS, ZIP

STATE OF OREGON, ss.

County of _____
I certify that the within instrument was received for record on the _____ day of _____, 19____, at _____ o'clock _____ M., and recorded in book _____ on page _____ or as file/real number _____
Record of Deeds of said county.
Witness my hand and seal of County affixed.

SPACE RESERVED FOR RECORDER'S USE

By _____ Recording Officer
Deputy

PARCEL 3

The E 1/2 E 1/2 NE 1/4 SW 1/4, the N 1/2 SE 1/4, and Lots 3 and 4 of Section 34, Township 36 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, and the N 1/2 NW 1/4, the SE 1/4 NW 1/4, the SW 1/4 NE 1/4, the S 1/2 NE 1/4 SW 1/4, and Lots 1, 2, 3 and 4 of Section 35, Township 36 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon.

SUBJECT TO:

1. Taxes for the fiscal year 1980-1981, a lien, not yet due and payable.
2. The assessment roll and the tax roll disclose that the premises herein described were specially assessed as Forest Land. If the land becomes disqualified for the special assessment under the statute, an additional tax may be levied for the last five (5) or lesser number of years in which the land was subject to the special land use assessment.
3. Rights of the public in and to any portion of the therein described premises lying within the limits of streets, roads or highways.

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record at request of Mountain Title Co.

this 19th day of August A. D. 1980 at 2:54 o'clock P M., or

fully recorded in Vol. M80, of Deeds on Page 15705

Wm D. MILNE, County Clerk

By Dorothy Phelps

Fee \$7.00