

## MOUNTAIN TITLE COMPANY

WARRANTY DEED

2800 11792

KNOW ALL MEN BY THESE PRESENTS, That

DIANNE MARICLE

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hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by CHARLES E. MONSCHHEIN and VIRGINIA M. MONSCHHEIN, 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, 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:

Lot 2, Block 53, BUENA VISTA ADDITION 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.

- continued on the reverse side of this deed -

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE)

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 as stated on the reverse side of this deed 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 \$15,000.00. The true and actual consideration paid for this transfer, stated in terms of dollars, is \$15,000.00. (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 25 day of April, 1982; 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.

X Dianne Maricle  
DIANNE MARICLE

(If executed by a corporation,  
affix corporate seal)

STATE OF OREGON, County of Solano, ss.  
County of Solano  
April 25, 1982

Personally appeared the above named  
DIANNE MARICLE

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

NOTARY PUBLIC - CALIFORNIA  
SOLANO COUNTY  
My Commission Expires July 27, 1982

STATE OF OREGON, County of \_\_\_\_\_, ss.  
Personally appeared \_\_\_\_\_, 19\_\_\_\_

\_\_\_\_\_ 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.

Notary Public for Oregon  
My commission expires:

(OFFICIAL SEAL)

Ms. Dianne Maricle  
634 Alhambra  
Crockett, CA 94525  
GRANTOR'S NAME AND ADDRESS

Mr. & Mrs. Charles E. Monschein  
1121 Merryman Drive  
Klamath Falls, OR 97601  
GRANTEE'S NAME AND ADDRESS

After recording return to:

SAME AS GRANTEE

NAME, ADDRESS, ZIP

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

SAME AS GRANTEE

NAME, ADDRESS, ZIP

STATE OF OREGON,

County of \_\_\_\_\_, ss.

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/reel 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

MOUNTAIN TITLE COMPANY

2892

-continued from the reverse side of this deed -

## SUBJECT TO:

1. Sewer and water use charges, if any, due to the City of Klamath Falls.
2. Trust Deed, including the terms and provisions thereof, given to secure an indebtedness with interest thereon and such future advances as may be provided therein.

Dated: October 16, 1981

Recorded: October 16, 1981

Volume: M81, page 18197, Microfilm Records of Klamath County, Oregon

Amount: \$7,000.00

Grantor: Dianne Maricle

Trustee: William L. Sisemore

Beneficiary: Certified Mortgage Co., an Oregon Corporation

The beneficial interest in said Trust Deed was assigned by instrument,

Dated: October 16, 1981

Recorded: October 16, 1981

Volume: M81, page 18199, Microfilm Records of Klamath County, Oregon

To: Patti Lindsay

The Grantee described on the reverse side of this deed hereby agrees to assume and pay the above described Trust Deed.

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record

this 14 day of May A.D. 1982 at 4:20 o'clock PM and

duly recorded in Vol. M 82, of Deeds on page 6035

Fee \$8.00

By EVELYN BIEHN, County