

22445

MOUNTAIN TITLE COMPANY INC.

MTL 12268-K

WARRANTY DEED

Vol. 483 Page 5665

KNOW ALL MEN BY THESE PRESENTS, That EDWIN B. BOETTCHER and JOELLEN BOETTCHER, hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by CHARLES H. SCHULER and CAROL E. SCHULER, husband and wife 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 6 in Block 62, 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.

SUBJECT TO:

1. Sewer and water use charges, if any, due to the City of Klamath Falls.

MOUNTAIN TITLE COMPANY INC.

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 above and those apparent upon the land, if any, as of the date of this deed

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 \$ 24,000.00

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 14th day of April, 1983 ; 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.

(If executed by a corporation, affix corporate seal)

STATE OF OREGON
County of Klamath
April 14, 1983

Personally appeared the above named EDWIN B. BOETTCHER and JOELLEN BOETTCHER, husband and wife

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

Before me: Kristin Garrison
Notary Public for Oregon
My commission expires: 6/19/83

Edwin B. Boettcher
EDWIN B. BOETTCHER

Joellen Boettcher
JOELLEN BOETTCHER
STATE OF OREGON, County of Klamath

Personally appeared _____, and 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 _____, a corporation, 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: _____
Notary Public for Oregon
My commission expires: _____

Mr. & Mrs. Edwin B. Boettcher
P.O. Box 2221
Quartzsite, AZ 85346
GRANTOR'S NAME AND ADDRESS

Mr. & Mrs. Charles H. Schuler
Rt. 6 Box 1978
Lakeview, OR 97630
GRANTEE'S NAME AND ADDRESS

After recording return to:
1. SAME AS GRANTEE

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

NAME, ADDRESS, ZIP

SPACE RESERVED FOR RECORDER'S USE

STATE OF OREGON,
County of Klamath
I certify that the within instrument was received for record on the 14th day of April, 1983, at 11:54 o'clock AM, and recorded in book M83 on page 5665 or as file/reel number 22445. Record of Deeds of said county. Witness my hand and seal of County affixed.

Evelyn Biehn County Clerk
Recording Officer
By _____ Deputy

Fee \$4.00

MOUNTAIN TITLE COMPANY INC.