

1-1-74 24151

WARRANTY DEED

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KNOW ALL MEN BY THESE PRESENTS, That WILLIAM J. SCHERMER, 220 Pine St., Klamath Falls, Oregon 97601 hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by JOHN MICHAEL ANDERSCH, 1015 Pacific Terrace, Klamath Falls, Oregon 97601, 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 4 in Block 50, HOT SPRINGS 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

See Reverse for Continued Description and Restrictions

Grantor does not warrant the future use of the Hot Water Well.

(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 those of record and apparent on the land and as set forth herein+

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 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 1st day of June, 19 83; 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.

William J. Schermer, Grantor

(If executed by a corporation, affix corporate seal)

STATE OF OREGON, } ss.
County of Klamath
June 1, 19 83.

Personally appeared the above named
William J. Schermer

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

Before me,
(OFFICIAL SEAL) Notary Public for Oregon
My commission expires: 2/25/86

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

Personally appeared _____ and _____ 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 _____ a corporation, 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)

William J. Schermer
220 Pine Street
Klamath Falls, Oregon 97601
GRANTOR'S NAME AND ADDRESS

John Michael Andersch
1015 Pacific Terrace
Klamath Falls, Oregon 97601
GRANTEE'S NAME AND ADDRESS

After recording return to:
Grantee

NAME, ADDRESS, ZIP

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

Grantee

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 reel volume No. _____ on page _____ or as document/fee/file/instrument/microfilm No. _____ Record of Deeds of said county.
Witness my hand and seal of County affixed.

By _____ Deputy

SPACE RESERVED
FOR
RECORDER'S USE

Recd

Description and Restrictions, Continued:

SUBJECT TO:

1. 1st Trust Deed dated November 10, 1982, Recorded November ____, 1982, in which Grantor herein and Mary M. Hanson are Grantors, William L. Sisemore is the Trustee and Klamath First Federal Savings and Loan is the Beneficiary.
2. 2nd Trust Deed dated November 9, 1982, Recorded November ____, 1982, in which Grantor herein and Mary M. Hanson are Grantors, Mountain Title Company is Trustee and Harvey W. Houston and Mary L. Houston, husband and wife, are beneficiaries.
3. Sewer and water use charges, if any, due the City of Klamath Falls.
4. Reservations and restrictions as contained in Deed from Klamath Development Company in C. P. McCabe, dated March 10, 1913, recorded September 8, 1928, in Volume 82, page 243, Deed Records of Klamath County, Oregon.
5. Grantor does not warrant the assumability of Trust Deed hereinabove by Grantee.

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record
 this 2nd day of June A.D. 19 83 at 1:22 o'clock A.
 duly recorded in Vol. M83, of 2 deeds on page 8587
 8.00 fee By EVELYN BIEHN, County Clerk
[Signature]