

41328

WARRANTY DEED

**KNOW ALL MEN BY THESE PRESENTS, That**  
 Richard Thomas Schug and Terry Jeanne Schug, Husband and Wife  
 hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by  
 Michael L. Spencer and Pamela J. Spencer, 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 ap-  
 pertaining, situated in the County of Klamath and State of Oregon, described as follows, to-wit:

Lot 11, Block 12, Tract No. 1143, Resubdivision of a portion of Blocks 11, 12  
 13, and 14, Buena Vista Addition to the City of Klamath Falls, Oregon,  
 according to the official plat thereof on file in the office of the County  
 Clerk of Klamath County, Oregon.

## MOUNTAIN TITLE COMPANY INC.

(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  
 set forth on the reverse of this deed or 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 \$ 54,000.00

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 \_\_\_\_\_ day of September, 1984;  
 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)

OFFICIAL SEAL  
 NADINE MERWIN  
 NOTARY PUBLIC - CALIFORNIA  
 LOS ANGELES COUNTY  
 My Commission Expires, Mar. 4, 1988

STATE OF CALIFORNIA } ss.  
 County of Los Angeles  
 September 17, 1984

Personally appeared the above named  
 Richard Thomas Schug and  
 Terry Jeanne Schug

and acknowledged the foregoing instru-  
 ment to be their voluntary act and deed.

(Before me: Nadine Merwin)  
 (OFFICIAL SEAL)  
 Notary Public for Oregon California  
 My commission expires:  
 March 4, 1988

Richard Thomas Schug and Terry Jeanne Schug  
 2261 St. Louis #102  
 Signal Hill, Ca. 90806

GRANTOR'S NAME AND ADDRESS

Michael L. Spencer and Pamela J. Spencer  
 2504 Yonna  
 Klamath Falls, Oregon 97601

GRANTEE'S NAME AND ADDRESS

After recording return to:

Per Grantee

NAME, ADDRESS, ZIP

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

Per Grantee

NAME, ADDRESS, ZIP

STATE OF OREGON, County of \_\_\_\_\_ ss.  
 Personally appeared \_\_\_\_\_, 19\_\_\_\_, 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,  
 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 be-  
 half 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:

STATE OF OREGON,

County of \_\_\_\_\_ ss.  
 I certify that the within instru-  
 ment 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

## SUBJECT TO:

1. Taxes for the fiscal year 1984-1985, a lien, not yet due and payable .
2. Sewer and water use charges, if any, due to the City of Klamath Falls.
3. Reservations as contained in plat dedication.
4. Reservations or exceptions in patents or in Acts authorizing the issuance thereof.

STATE OF OREGON, )

County of Klamath )

Filed for record at request of

on this 18 day of Sept. A.D. 19 84  
at 4:48 o'clock P M, and duly  
recorded in Vol. M84 of Deeds  
Page 16153

EVELYN BIEHN, County Clerk

By Tom Smith DeputyFee 8.00