

50456

MT-15102K
WARRANTY DEED

Vol. m85 Page 9977

KNOW ALL MEN BY THESE PRESENTS, That

Lee Michael Cheyne and Mary Edna Cheyne, Husband and Wife
 hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by
 Douglas A. Sykes and Teri L. Sykes, 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 2, Block 3, DIXON ADDITION NO. 2, according to the official plat thereof
 on file in the office of the County Clerk of Klamath County, Oregon.

"This instrument does not guarantee that any particular use may be
 made of the property described in this instrument. A buyer should
 check with the appropriate city or county planning department to
 verify approved uses."

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.

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 \$ 15,500.00
 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 93.020.)

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 28 day of June, 1985;
 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)

Lee Michael Cheyne
 Lee Michael Cheyne

Mary Edna Cheyne
 Mary Edna Cheyne

STATE OF OREGON, }
 County of Klamath } ss.
 June 28, 1985

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 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: _____

Personally appeared the above named
 Lee Michael Cheyne and
 Mary Edna Cheyne

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

Before me:
 (OFFICIAL SEAL) _____
 Notary Public for Oregon
 My commission expires: 7/13/85

Lee Michael Cheyne and Mary Edna Cheyne

GRANTOR'S NAME AND ADDRESS
 Douglas A. Sykes and Teri L. Sykes,
 103 Laguna
 Klamath Falls, Oregon 97601

GRANTEE'S NAME AND ADDRESS

After recording return to:

Mountain Title Company
 407 Main, K Falls, Or. 97601
 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, } ss.

County of _____
 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.
 Recording Officer
 By _____ Deputy

SUBJECT TO:

9978

1. Taxes for the fiscal year 1984-1985, a lien, due and payable.
Original Amount: \$449.06 Unpaid Balance: 299.37 plus interest
Account No.: 3809-33AB-2500 Key No.: 417221
Buyer herein agrees to assume and pay.
2. Taxes for the fiscal year 1983-1984, delinquent.
Amount: \$439.55 plus interest Account No.: 3809-33AB-2500
Key No.: 417221
Buyer herein agrees to assume and pay.
3. Taxes for the fiscal year 1982-1983, delinquent.
Amount: \$419.61 plus interest Account No.: 3809-33AB-2500
Key No.: 417221
Buyer herein agrees to assume and pay.
4. City Water use charges, if any, due to the City of Klamath Falls.
5. City Lien, if any, of the City of Klamath Falls.
Improvement of Sheldon Street
Improvement No.: 296
Card No.: 2
Buyer herein agrees to assume and pay.
- Docketed: September 6, 1984
Original Amount: \$3,004.18
Unpaid Balance: \$3,004.18, plus interest
6. Subject to an unrecorded Contract, including the terms and provisions thereof, dated December 1, 1967 wherein Julian R. Abbott and Effie A. Abbott, husband and wife are vendors and Don John Karr and Jean T. Karr, husband and wife are vendees.
7. Real Estate Contract, including the terms and provisions thereof,
Dated: December 31, 1975
Recorded: December 31, 1975
Volume: M75, page 16389, Microfilm Records of Klamath County, Oregon
Vendor: Don John Karr and Jean T. Karr, husband and wife
Vendee: Charles R. Strohkirch and Sandra M. Strohkirch, husband and wife

The Vendees interest in said Real Estate Contract was assigned by instrument,
Dated: July 25, 1980
Recorded: August 7, 1980
Volume: M80, page 14751, Microfilm Records of Klamath County, Oregon
From: Charles R. Strohkirch and Sandra M. Strohkirch
To: Lee Michael Cheyne and Mary Edna Cheyne, husband and wife

Said contract buyer herein agrees to assume and pay.

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record ..

this 28th day of June A.D. 19 85 at 1:45 o'clock P M., and
duly recorded in Vol. M85, of Deeds on Page 9977.

EVELYN BIEHN, County Clerk
By [Signature]
Fee: \$9.00