

ATC-6-28890

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50715

WARRANTY DEED

CONARD L. SHULTS and CAROLE J.

SHULTS

KNOW ALL MEN BY THESE PRESENTS, That CONARD L. SHULTS and CAROLE J. SHULTS, hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by CRAIG S. BIENZ and KRISTIN A. BIENZ, 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 6 and the Southerly 5.5 feet of Lot 5, Block 33 of HOT SPRINGS ADDITION TO THE CITY OF KLAMATH FALLS, in the County of Klamath, State of Oregon.

(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

SEE ATTACHED EXHIBIT "A"

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 \$ 38,000.00. However, the actual consideration consists of or includes other property or value given or promised which is the whole consideration (indicate which) 0 (The sentence between the symbols 0, 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 , 19 ; 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.

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.

STATE OF OREGON, ss.

County of W. Klamath, 1985.

Personally appeared the above named Carole J. Shultz

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

Before me: Norlene K. Kinner
(OFFICIAL SEAL) NORLENE K. KINNER, Notary Public
My commission expires: June 23, 1988
County of Natrona State of Wyoming

GRANTOR'S NAME AND ADDRESS

GRANTEE'S NAME AND ADDRESS

After recording return to:

Mr. & Mrs. Craig S. Bienz
1200 Pacific Terrace
Klamath Falls, Oregon 97601
NAME, ADDRESS, ZIP

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

Mr. & Mrs. Craig S. Bienz
1200 Pacific Terrace
Klamath Falls, Oregon 97601
NAME, ADDRESS, ZIP

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.

Before me:

(OFFICIAL SEAL)

Notary Public for Oregon

My commission expires:

(If executed by a corporation, affix corporate seal)

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/reel/volume No. on page or as fee/file/instrument/microfilm/reception No. , Record of Deeds of said county.

Witness my hand and seal of County affixed.

NAME

TITLE

By

Deputy

SPACE RESERVED
FOR
RECORDER'S USE

48
141
5
JUL 5
1985

EXHIBIT "A"

10410

Subject to:

1. Conditions, restrictions as shown on the recorded plat of Hot Springs Addition.
2. Regulations, including levies, liens and utility assessments of the City of Klamath Falls.
3. Trust Deed, including the terms and provisions thereof recorded December 7, 1973 in Book M-73 at page: 15845 in favor of First Federal Savings and Loan Association of Klamath Falls, Oregon, which Trust Deed the grantees herein assume and agree to pay according to the terms contained therein.

STATE OF OREGON,

County of Klamath } ss.

FORM NO. 23 — ACKNOWLEDGMENT
STEVENS-NESS LAW PUB. CO., PORTLAND, ORE.

BE IT REMEMBERED, That on this 5TH day of July, 1985, before me, the undersigned, a Notary Public in and for said County and State, personally appeared the within named Conard A. Shultz

known to me to be the identical individual described in and who executed the within instrument and acknowledged to me that he executed the same freely and voluntarily.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal the day and year last above written.

Susan
Notary Public for Oregon
My Commission expires July 1, 1988

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record

this 5th day of July A.D. 19 85 at 1:48 o'clock P.M., and
duly recorded in Vol. MR5, of Deeds on Page 10409

EVELYN BIEHN, County Clerk
By Bernetha A. Detrich

Fee \$9.00