

48627

MTC#14444-1

WARRANTY DEED

Vol. M85 Page 6964

KNOW ALL MEN BY THESE PRESENTS, That THEODORE M. VanGRIETHUYSEN and KAREN K. VanGRIETHUYSEN, husband and wife
hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by JAMES E. CARTER and PAMELA A. CARTER, 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:

All of Lot 3 and the Easterly 25 feet of Lot 4, Block 49, 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. City water and sewer use charges, if any, due to the City of Klamath Falls.

"THIS DOCUMENT RE-RECORDED TO CORRECT MIDDLE INITIAL OF BUYER'S NAME TO READ JAMES E. CARTER"

MOUNTAIN TITLE COMPANY INC.

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.

(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 shown above and those of record and 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 \$ 53,000.00

However, the actual consideration consists of or includes other property or value given or promised which is the whole or part of the consideration (indicate which) ~~of 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 8th day of May, 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)

STATE OF OREGON,

County of Klamath

ss.

5/8, 1985

Personally appeared the above named Karen K. VanGriethuysen, individually and as Attorney in fact for Theodore M. VanGriethuysen, who acknowledged the foregoing instrument to be a voluntary act and deed.

(OFFICIAL SEAL) *Barbara Spencer*
Notary Public for Oregon
My commission expires: 8/16/88

Theodore M. VanGriethuysen
Theodore M. VanGriethuysen, by Karen K. VanGriethuysen, Attorney in fact for Theodore M. VanGriethuysen
Karen K. VanGriethuysen
Karen K. VanGriethuysen
STATE OF OREGON, County of _____) ss.
_____, 19____

Personally appeared _____ and _____

each for himself and not one for the other, did say that the former is the _____ who, being duly sworn, president and that the latter is the secretary of _____

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:

Notary Public for Oregon
My commission expires: _____

(OFFICIAL SEAL)

STATE OF OREGON,

County of Klamath

ss.

I certify that the within instrument was received for record on the 10th day of May, 1985, at 10:14 o'clock A.M., and recorded in book M85 on page 6964 or as file/record number 48627

Recorded in books of said county. Witness my hand and seal of County affixed

Evelyn Bienn
Evelyn Bienn, County Clerk
Recording Officer
Deputy

Fee: \$5.00

MOUNTAIN TITLE COMPANY INC.

10679

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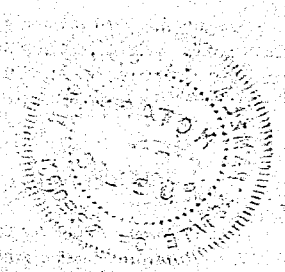
STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record

this 10th day of July A.D. 19 85 at 2:50 o'clock P M., and
duly recorded in Vol. 185, of Deeds on Page 10678

EVELYN BIEHN, County Clerk
By Bernetha Schloch

Fee \$9.00



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