## FORM No. 633-WARRANTY DEED (Individual or Corporate). 52102 WARRANTY DEED

Vol.M85 Page KNOW ALL MEN BY THESE PRESENTS, That RALPH S. SCHUSTER and/or GERT SCHUSTER husband, and, wife, and/or SUSAN M. CAPOBIANCO, their daughter, a single woman J'I's hereinafter bealled the grantor, for the consideration hereinafter stated, to grantor paid by CHARLES S. ALEXANDER, a single man

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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 apand State of Oregon, described as follows, to-wit:

Beginning at a point on the North Line of Home Avenue, 50 feet East from the Southeast corner of Lot 1 in Block 25 of INDUSTRIAL ADDITION TO KLAMATH FALLS, OREGON; thence Easterly along the North Line of Home Avenue 50 feet; thence due North to the South Line of the right of way of the main canal of the U.S.R.S.; thence Northwesterly along the Southerly Line of said right of way to the point of beginning; being a portion of that part of the NEXNEX of Section 33, Township 38 South, Range 9 East of the Willamette Meridian, lying South and West of the main canal of the U.S.R.S.

Not currently used for agricultural, timber, or grazing purposes.

The appliances:, to wit: one free-standing electric stove, one free-standing electric refrigerator/freezer, one free-standing washer, one free-standing electric dishwasher, and one free-standing electric dryer, along with all, existing drapes, curtains, stormwindows (plastic) and storm door appendetures, and window sceens, and screen doors.

(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 a first mortgage which will remain the responsibility of the grantor(s) held by the First Federal Savings and Loan Association of Klamath Falls, Oregon, and a First lien Trust Deed in the amount of \$24,500.00 held by the grantor, payable simultaneously 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 \$ 27,500.00 <sup>O</sup>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).<sup>(()</sup>(The sentence between the symbols<sup>(0)</sup>, it 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 15th day of August

if a corporate grantor, it has caused its name to be signed and seal affixed by its officers, duly authorized thereto by 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. Enl, l Al

County of County	) ) ss.
August 15th, 19.85	•

Personally appeared the above named ..... Ralph S. Schuster and Gert Schuster; husbarid and wife and acknowledged the foregoing instru-

ment to be. Bejere me ب د :

(OFFICIAL AS QUES SEAL) (Oreroinal VII) SEAE) Notary Public to Oregon My commission expires: 10-13-86 o ucas

Personally appeared .....

STATE OF OREGON, County of .....

....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 .....

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and that the seal atfixed to the foregoing instrument is the corporation, of said corporation and that said instrument was signed and sealed in be-halt 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)

/....., 19......,

TITI 6

By..... Deputy

Ss.

Notary Public for Oregon My commission expires:

(If executed by a corporation, affix corporate seal) RALPH S. SCHUSTER and/or GERT SCHUSTER, husband and wife, and/or SUSAN M. CAPO-STATE OF OREGON, BIANCO, their daughter, a single woman 8533 E.Virginia Av. Scottsdale AZ 85257 County of . CHARLES S. ALEXANDER, a single man certify that the within instru-2325 Home Avenue, Klamath Falls Ore. 97601 ment was received for record on the GRANTEE'S NAME AND ADDRESS ..... day of ..... After recording return to: SPACE REBERVED RALPH S. SCHUSTER, et al, 8533 E.Virginia in book/reel/velame No..... on FOR RECORDER'S USE Scottsdale Arizona 85257 page ...... or as fee/file/instrument/microfilm/reception No....., Record of Deeds of said county. NAME, ADDRESS, ZIP Until a change is requested all tax statements shall be sent to the following address. Witness my hand and seal of FIRST FEDERAL SAVINGS and LOAN ASSOCIATION Coupty affixed. OF KLAMATH FALLS, OREGON 540 Main Street, Klamath Falls, Ore.97601 NAME

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FORM No. 159-ACKNOWLEDGMENT BY ATTORNEY-IN-FACT.		
STATE OF OREGON,		
County of Klamath	SS.	
On this the 15th day	of August , 19.85 personally appeared	
Susan Capobi anco	y thathe is the attorney in fact for	
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	Before me.	
	Delote me	
(Official Sear)	(Signature)	
	Commission Expires: 10-13-86	
	(Title-of-Office)	
STATE OF OREGON: COUNTY OF KLAMATH:	SS.	
Filed for record at request of	the 15th da	
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