

OA

52102

WARRANTY DEED #

Vol. 185

Page

12850



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's hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by

CHARLES S. ALEXANDER, a single man, 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:

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 NE $\frac{1}{4}$  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, storm windows (plastic) and storm door appenditures, 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. However, the actual consideration consists of or includes other property or value given or promised which is the whole 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 15th day of August, 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.

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, County of Klamath } ss.  
August 15th, 1985

STATE OF OREGON, County of } ss.  
August 15th, 1985

Personally appeared

Personally appeared the above named

Ralph S. Schuster and Gert Schuster, husband and wife

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

(OFFICIAL SEAL)

Notary Public for Oregon

My commission expires: 10-13-86

Notary Public for Oregon

My commission expires:

(OFFICIAL SEAL)

(If executed by a corporation, affix corporate seal)

RALPH S. SCHUSTER and/or GERT SCHUSTER, husband and wife, and/or SUSAN M. CAPOBIANCO, their daughter, a single woman 8533 E. Virginia Av. Scottsdale AZ 85257

CHARLES S. ALEXANDER, a single man 2325 Home Avenue, Klamath Falls Ore. 97601

GRANTEE'S NAME AND ADDRESS

After recording return to:

RALPH S. SCHUSTER, et al, 8533 E. Virginia Scottsdale Arizona 85257

NAME, ADDRESS, ZIP

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

FIRST FEDERAL SAVINGS and LOAN ASSOCIATION OF KLAMATH FALLS, OREGON 540 Main Street, Klamath Falls, Ore. 97601

NAME, ADDRESS, ZIP

STATE OF OREGON, } ss.

County of 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

95 AUG 15 AM 11 57

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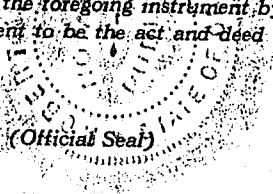
## FORM No. 159—ACKNOWLEDGMENT BY ATTORNEY-IN-FACT.

STATE OF OREGON,

County of Klamath

ss.

On this the 15th day of August, 19 85, personally appeared Ralph S. Schuster who, being duly sworn (or affirmed), did say that he is the attorney in fact for Susan Capobianco and that he executed the foregoing instrument by authority of and in behalf of said principal; and he acknowledged said instrument to be the act and deed of said principal.



Before me:

(Signature)

Commission Expires: 10-13-86

(Title of Office)

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of \_\_\_\_\_ the 15th day of August A.D., 19 85 at 11:57 o'clock A M., and duly recorded in Vol. M85 of Deeds on Page 12850.

FEE \$9.00

Evelyn Biehn  
By \_\_\_\_\_

County Clerk

Notary Public for the State of Oregon  
My Commission Expires \_\_\_\_\_

Notary Public for the State of Oregon  
My Commission Expires \_\_\_\_\_

NOTARY PUBLIC  
STATE OF OREGON

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My Commission Expires \_\_\_\_\_

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