

WARRANTY DEED

Vol. M85 Page 16852

54460

MTC-15469K

KNOW ALL MEN BY THESE PRESENTS, That FREDERICK LOUIS ZWARTVERWER and MERLAINE SUSAN ZWARTVERWER, husband and wife

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by CHARLES DANIEL BURY and JUDITH EASTBURN MC CARTY, as tenants in common, 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:

Lots 12 and 13, Block 10, TRACT NO. 1173, being a subdivision of Lot 1, Block 10, LYNNEWOOD, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

"This instrument will not allow use of the property described in this instrument in violation of applicable land use laws and regulations. Before signing or accepting this instrument, the person acquiring fee title to the property should check with the appropriate city or county planning department to verify approved uses."

MOUNTAIN TITLE COMPANY INC.

- continued on the reverse side of this deed -

(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 stated on the reverse side of this deed and 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 \$ 30,000.00

However, the actual consideration consists of or includes other property or value given or promised which is part of the 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 16th day of October, 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

October 16, 1985

Personally appeared the above named FREDERICK LOUIS ZWARTVERWER and MERLAINE SUSAN ZWARTVERWER

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

(OFFICIAL SEAL)

Before me:

Notary Public for Oregon

My commission expires: 11/16/87

FREDERICK LOUIS ZWARTVERWER

MERLAINE SUSAN ZWARTVERWER

STATE OF OREGON, County of _____) ss.

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:

FREDERICK LOUIS ZWARTVERWER & MERLAINE SUSAN ZWARTVERWER

1984 Terrace
Klamath Falls, OR 97601
GRANTOR'S NAME AND ADDRESS

CHARLES DANIEL BURY & JUDITH EASTBURN MC CARTY

1962 Park
Klamath Falls, OR 97601
GRANTEE'S NAME AND ADDRESS

After recording return to:

SAME AS GRANTEE

NAME, ADDRESS, ZIP

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

SAME AS GRANTEE

NAME, ADDRESS, ZIP

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 _____ 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

SPACE RESERVED FOR RECORDER'S USE

16853

284

DEED

02447

16853

continued from the reverse side of this deed -

SUBJECT TO:

1. Taxes for the fiscal year 1985-1986, a lien, now due and payable.
2. Sewer and water use charges, if any, due to the City of Klamath Falls.
3. Reservations as contained in plat dedication, to wit:
 "(1) Declaration of conditions and restrictions for Lynnewood embodied and recorded in Volume M76, page 8487 and 8492, and in Volume M77, pages 17035 and 17038 in Klamath County Clerk's office; and (2) All structures shall be single family structures."
4. Covenants, conditions, and restrictions, but omitting restrictions, if any, based on race, color, religion, or national origin, imposed by instrument, including the terms and provisions thereof, recorded July 20, 1973, in Volume M73, page 9383, and amended by instrument recorded June 9, 1976, in Volume M76, page 8487, Microfilm Records of Klamath County, Oregon, and amended by instrument recorded September 13, 1977, in Volume M77, page 17035, Microfilm Records of Klamath County, Oregon.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of _____ the 17th day
 of October A.D., 19 85 at 8:50 o'clock A M., and duly recorded in Vol. M85,
 of Deeds on Page 16852

FEE \$9.00

Evelyn Biehn
 By _____

County Clerk

[Signature]

