

54461

WARRANTY DEED

Vol. M85 Page 16854

**KNOW ALL MEN BY THESE PRESENTS, That** FREDERICK L. ZWARTVERWER and MERLAINE 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 ap-  
pertaining, situated in the County of Klamath and State of Oregon, described as follows, to-wit:

Lots 5, 6, 7, and 8 in Block 20 of MOUNTAIN VIEW 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.

"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

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 \$ 100,000.00  
However, the actual consideration consists of or includes other property or value given  
in whole or in part, or promised which is part of the consideration (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 L. ZWARTVERWER and MERLAINE  
ZWARTVERWER

and acknowledged the foregoing instru-  
ment to be THEIR voluntary act and deed.

(OFFICIAL  
SEAL)

Before me:  
Kristi L. Redd

Notary Public for Oregon

My commission expires: 11/16/87

FREDERICK L. ZWARTVERWER

MERLAINE ZWARTVERWER

STATE OF OREGON, County of

19

Personally appeared \_\_\_\_\_ and  
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 \_\_\_\_\_

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 be-  
half 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 \_\_\_\_\_ } ss.

I certify that the within instru-  
ment 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.

By \_\_\_\_\_ Recording Officer  
Deputy

Frederick L. & Merlaine Zwartverwer

1984 Terrace  
Klamath Falls OR 97601

GRANTOR'S NAME AND ADDRESS

Charles Daniel Bury & Judith Eastburn M. 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

SPACE RESERVED  
FOR  
RECORDER'S USE

16855 10855 10855

- continued from the reverse side of this deed -

16855

SUBJECT TO:

1. Taxes for the fiscal year 1985-1986, a lien, now due and payable.
2. City water and sewer use charges, if any, due to the City of Klamath Falls.
3. Reservations or exceptions in patents or in Acts authorizing the issuance thereof.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of  
of October

A.D. 19 85 at 8:50  
of Deeds

o'clock A M., and duly recorded in Vol. 17th day  
on Page 16354 M85

FEE \$9.00

Evelyn Biehn  
By

County Clerk

*Wm Smith*

