

54463

MOUNTAIN TITLE COMPANY INC

WARRANTY DEED

Vol. 185 Page 16861

KNOW ALL MEN BY THESE PRESENTS, That CHARLES DANIEL BURY and JUDITH EASTBURN BURY aka JUDITH EASTBURN MC CARTY, as tenants in common
hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by
FREDERICK L. ZWARTVERWER and MERLAINE ZWARTVERWER, husband and wife
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:

SEE REVERSE SIDE OF THIS DOCUMENT FOR LEGAL DESCRIPTION

"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 -

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 \$ 132,000.00
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 16 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 } ss.
October 16, 1985

Personally appeared the above named
CHARLES DANIEL BURY and JUDITH EASTBURN MC CARTY,
and acknowledged the foregoing instrument to be their voluntary act and deed.

Before me:
Notary Public for Oregon
My commission expires: 11/16/87

Charles Daniel Bury
CHARLES DANIEL BURY
Judith Eastburn McCarty
JUDITH EASTBURN MC CARTY
STATE OF OREGON, County of Klamath } ss.
October 16, 1985

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 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)

Charles Daniel Bury & Judith Eastburn Mc Carty
1962 Park St.
Klamath Falls, OR 97601

GRANTOR'S NAME AND ADDRESS
Frederick L. & Merlaine Zwartverwer
1984 Terrace St.
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, } 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 _____ 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

16862

- continued from the reverse side of this deed -

16862

LEGAL DESCRIPTION

PARCEL 1: Lots 1, 2, 3, and the Easterly 7.5 feet of Lot 4, Block 13, 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.

PARCEL 2: The Westerly 17.5 feet of Lot 4, all of Lots 5 and 6 and the Easterly 15 feet of Lot 7, Block 13, 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.

PARCEL 3: The Westerly 10 feet of Lot 7, all of Lots 8 and 9 and the Easterly 22.5 feet of Lot 10, Block 13, 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.

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. Trust Deed, including the terms and provisions thereof, given to secure an indebtedness with interest thereon and such future advances as may be provided therein,

Dated: July 12, 1973

Recorded: July 24, 1973

Volume: M73, page 9494, Microfilm Records of Klamath County, Oregon

Amount: \$48,800.00

Grantor: Charles D. Bury and Judith E. Bury, husband and wife

Trustee: William Ganong, Jr.

Beneficiary: First Federal Savings and Loan Association

The Grantees named on the reverse side of this deed hereby agree to assume and pay the above described Trust Deed and further agree to hold the Grantors named herein harmless therefrom.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of _____
of October A.D. 19 85 at 8:50 o'clock A M., and duly recorded in Vol. M85
of _____ Deeds on Page 16861

FEE \$9.00

Evelyn Biehn,
By _____

County Clerk

PA Smith