

56123

WARRANTY DEED

Vol. 183 Page 19909

KNOW ALL MEN BY THESE PRESENTS, That CLIFF R. LEQUIEU and MARY J. LEQUIEU, husband and wife hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by WILLIAM E. CHAMBERS and VALERIE K. CHAMBERS, husband and wife, 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 2 and 15, Block 4, RIVERVIEW SECOND ADDITION, 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 -

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 \$ 34,500.00

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 5th day of December, 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  
December 5, 1985

Personally appeared the above named RANDALL LEQUIEU as attorney-in-fact for Cliff R. LeQuieu and Mary J. LeQuieu and acknowledged the foregoing instrument to be their voluntary act and deed.

Before me: Kristin L. Redd  
Notary Public for Oregon  
My commission expires: 11/16/87

Cliff R. LeQuieu & Mary J. LeQuieu  
6408 S. 6th St.  
Klamath Falls, OR 97603  
GRANTOR'S NAME AND ADDRESS  
William E. Chambers & Valerie K. Chambers  
1621 Riverside  
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

Cliff R. LeQuieu by Randall LeQuieu her attorney in fact  
MARY J. LEQUIEU  
STATE OF OREGON, County of Klamath  
December 5, 1985

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: \_\_\_\_\_  
Notary Public for Oregon  
My commission expires: \_\_\_\_\_

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/record number \_\_\_\_\_.  
Record of Deeds of said county.  
Witness my hand and seal of County affixed.

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

- continued from the reverse side of this deed -

19910

SUBJECT TO:

1. Taxes for the fiscal year, 1985-1986, a lien due and payable.
2. City water 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: October 8, 1980

Recorded: October 13, 1980

Volume: M80, page 19914, Microfilm Records of Klamath County, Oregon

Amount: \$33,000.00

Grantor: Cliff R. LeQuieu and Mary J. LeQuieu, husband and wife

Trustee: William Sisemore

Beneficiary: Klamath First Federal Savings & Loan Association  
(Loan 04-41947)

The Grantees named on the reverse side of this deed and hereby agree to assume and pay in full the above described Trust Deed.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of \_\_\_\_\_ the 6th day  
of December A.D., 19 85 at 11:26 o'clock A.M., and duly recorded in Vol. 185  
of \_\_\_\_\_ Deeds on Page 19909.

FEE \$9.00

Evelyn Biehm, County Clerk

By

*Pam Smith*