

60009

K-38511  
WARRANTY DEED

STEVENS-NESS LAW PUBLISHING CO. PORTLAND, OR. 97204  
Vol. M86 Page 5823

KNOW ALL MEN BY THESE PRESENTS, That

LORENE W. ANDERSON

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by SYBIL J. NEUMANN

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:

The South half of Lot 496 and the South half of the East half of Lot 497 in Block 109 of Mills 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 Mortgage executed by Steven C. Minch and Hortencia P. Minch, husband and wife, to The State of Oregon, represented and acting by the Director of Veterans' Affairs, dated August 8, 1974 recorded August 8, 1974 in Volume M-74 page 10321 and Mortgage between said parties dated June 8, 1979, recorded June 8, 1979 and re-recorded June 26, 1979 in Volume M-79 page 15123, Mortgage records of Klamath County, Oregon which Grantee herein agrees to assume and pay.

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

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 \$ 44,000.00. 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 8th day of April, 1986; 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 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.

LORENE W. ANDERSON

STATE OF OREGON,

County of Klamath } ss.  
April 8, 1986

STATE OF OREGON, County of } ss.  
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Personally appeared

Personally appeared the above named Lorene W. Anderson

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

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.

Notary Public for Oregon  
My commission expires: 8/27/87

Notary Public for Oregon  
My commission expires:

(OFFICIAL SEAL)

(If executed by a corporation, affix corporate seal)

GRANTOR'S NAME AND ADDRESS

GRANTEE'S NAME AND ADDRESS

After recording return to:

Sybil J. Neumann  
2161 Vine Street  
Klamath Falls, OR

NAME, ADDRESS, ZIP

Until a change is requested all tax statements shall be sent to the following address.  
Same as now of record

NAME, ADDRESS, ZIP

STATE OF OREGON,

County of Klamath } ss.

I certify that the within instrument was received for record on the 8th day of April, 1986 at 3:36 o'clock P.M., and recorded in book/reel/volume No. M86 on page 5823 or as fee/file/instrument/microfilm/reception No. 60009, Record of Deeds of said county.

Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk

NAME TITLE

Fee: \$10.00

By Pamela Deputy