

60250

WARRANTY DEED

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6367

KNOW ALL MEN BY THESE PRESENTS, That ETHEL N. SCHEI

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by HERMAN B. LINDOW, 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:

Lot 12 Landis Park adjacent to the City of Klamath Falls, Klamath County, Oregon.

(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

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 \$ 13,000.00 paid pursuant to that certain real estate contract as recorded in Volume M80, Page 6215 in the mortgage records of Klamath County, State of Oregon.

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 day of , 19 ; 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 DOES NOT GUARANTEE THAT ANY PARTICULAR USE MAY BE MADE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT. A BUYER SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USES.

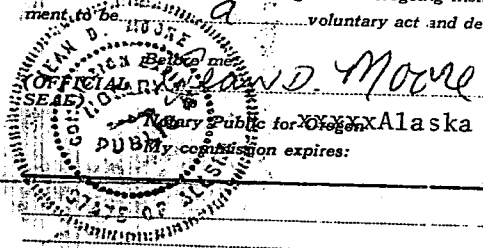
Ethel N. Schei
Charlotte Jefferson, Beneficiary

STATE OF OREGON, ALASKA } ss.
County of , 19 86.

Personally appeared the above named Charlotte Jefferson and acknowledged the foregoing instrument to be a voluntary act and deed.

STATE OF OREGON, County of) ss.
 , 19 .
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:



GRANTOR'S NAME AND ADDRESS	
<u>Herman B. Lindow</u> <u>3850 Clinton Avenue</u> <u>Klamath Falls, OR 97603</u>	
GRANTEE'S NAME AND ADDRESS	
<u>Leslie Klein, Attorney at Law</u> <u>426 Main Street</u> <u>Klamath Falls, OR 97601</u>	
NAME, ADDRESS, ZIP	
<u>Herman B. Lindow</u> <u>3850 Clinton Avenue</u> <u>Klamath Falls, OR 97603</u>	
NAME, ADDRESS, ZIP	

SPACE RESERVED FOR RECORDER'S USE

STATE OF OREGON, } ss.
County of Klamath
I certify that the within instrument was received for record on the 15th day of April, 19 86, at 11:51 o'clock A.M., and recorded in book/reel/volume No. M86 on page 6367 or as fee/file/instrument/microfilm/reception No. 60250, Record of Deeds of said county.
Witness my hand and seal of County affixed.
Evelyn Beihn, County Clerk
NAME TITLE
By Deputy