

65318

ROGER D. WAECHTER and MARY R. WAECHTER,

KNOW ALL MEN BY THESE PRESENTS, That husband and wife
hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by RUDI P. REUS, 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 5 in Block 1, FIRST ADDITION TO SUNSET VILLAGE, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

MOUNTAIN TITLE COMPANY

"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."

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 those of record and those apparent upon the land, if any, as of the date of this deed and that 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 \$ 44,500.00. ~~THE TRUE AND ACTUAL CONSIDERATION PAID FOR THIS TRANSFER, STATED IN TERMS OF DOLLARS, IS \$ 44,500.00. THE TRUE AND ACTUAL CONSIDERATION PAID FOR THIS TRANSFER, STATED IN TERMS OF DOLLARS, IS \$ 44,500.00.~~ (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 27th day of August, 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.

Roger D. Waechter
ROGER D. WAECHTER

Mary R. Waechter
MARY R. WAECHTER

STATE OF OREGON, County of _____, 19____ ss.

(If executed by a corporation, affix corporate seal)

STATE OF OREGON, }
County of Klamath, 1986 } ss.

Personally appeared the above named ROGER D. WAECHTER and MARY R. WAECHTER, husband and wife

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

Personally appeared _____, 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: Kristin L. Redd
(OFFICIAL SEAL) Notary Public for Oregon
My commission expires: 11/16/87

Notary Public for Oregon
My commission expires:

(OFFICIAL SEAL)

Roger D. Waechter & Mary R. Waechter
P.O. Box 1775
Roseburg, OR Winston, OR 97196
GRANTOR'S NAME AND ADDRESS

Rudi P. Reus
5825 Southgate
Klamath Falls, OR 97603
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, }
County of Klamath, 1986 } ss.

I certify that the within instrument was received for record on the 28th day of August, 1986, at 9:05 o'clock A. M., and recorded in book M86 on page 15496 or as file/reel number 65318.

Record of Deeds of said county.
Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk
By Ann Smith Recording Officer Deputy

Fee: \$10.00

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