

OK

70490

WARRANTY DEED

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KNOW ALL MEN BY THESE PRESENTS, That VEREX PROPERTIES INC.

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by GERALD L. GALLMEISTER and JUDY L. GALLMEISTER, 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:

Lot 17 in Block 34 of Fifth Addition to Klamath River Acres, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Subject to:

1. Rules, regulations, liens and assessments, contracts, rights of way, easements, and any and all obligations created or imposed upon or affecting said premises by the Snowgoose Water Company, a corporation.
2. Any unpaid charges or assessments of Snowgoose Water Company, a corporation.
3. Waiver of Riparian Rights, recorded September 16, 1905, in Volume 18 page 371, Deed Records of Klamath County, Oregon.
4. Rights of Way, including the terms and provisions thereof, recorded August 10, 1933, in Volume 101 page 329, and recorded August 10, 1933 in Volume 101 page 331, Deed Records of Klamath County, Oregon.

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

as set forth hereinabove

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 \$ 47,750.00

~~However, the actual consideration consists of or includes other property or value given or promised which is the whole part of the consideration (indicate which).~~ (The sentence between the symbols ①, 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 3<sup>rd</sup> day of January, 1987; 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.

STATE OF OREGON, )  
County of ) ss.  
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Personally appeared the above named

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

Before me:

(OFFICIAL SEAL)

Notary Public for Oregon

My commission expires:

Verex Properties Inc.

By: Keith A. Yelinek, Vice President gk

By: Thomas E. Anderson, Secretary

STATE OF OREGON, County of DANE ) ss.  
January 8, 1987

Personally appeared Keith A. Yelinek and Thomas E. Anderson who, being duly sworn, each for himself and not one for the other, did say that the former is the Vice president and that the latter is the secretary of

Verex Properties, Inc., 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 Wisconsin  
My commission expires: 9-3-89

(OFFICIAL SEAL)

(If executed by a corporation, affix corporate seal)

GRANTOR'S NAME AND ADDRESS

GRANTEE'S NAME AND ADDRESS

After recording return to:

Mr. & Mrs. Gerald L. Hallmeister  
17 Cackler Court  
Keno, Oregon 97627  
NAME, ADDRESS, ZIP

Until a change is requested all tax statements shall be sent to the following address.

Mr. & Mrs. Gerald L. Hallmeister  
17 Cackler Court  
Keno, Oregon 97627  
NAME, ADDRESS, ZIP

SPACE RESERVED  
FOR  
RECORDER'S USE

STATE OF OREGON, )  
County of Klamath ) ss.

I certify that the within instrument was received for record on the 16th day of January, 1987, at 2:51 o'clock P. M., and recorded in book/reel/volume No. 1187 on page 840 or as fee/file/instrument/microfilm/reception No. 70490, Record of Deeds of said county.

Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk  
NAME TITLE

By: Deputy

Fee \$10.00