

71895

WARRANTY DEED

MIC-17646-P

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KNOW ALL MEN BY THESE PRESENTS, That ROLAND E. KIEPKE and BETTY M. KIEPKE, husband and wife

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by

ALBERT MICHALENOK, 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:

All of Lot 4, Block 4 and a portion of Lot 5, Block 4, WAGON TRAIL ACREAGES NO. 1, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, more particularly described as follows:

Beginning at the most Northerly corner of Lot 5, Block 4, WAGON TRAIL ACREAGES NO. 1, thence Southwesterly along the Westerly line of Lot 5, 30 feet; thence Southeasterly 210 feet, more or less, to the most Southerly corner of Lot 4, said Block 4, thence North 45° 36' 15" West 1209.41 feet to the point of beginning.

SUBJECT TO: Liens, encumbrances and easements of record, including existing loan in favor of Department of Veterans' Affairs, which Buyer herein agrees to assume and pay in full, and further agrees to hold seller harmless therefrom.

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 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 \$ 47,500.00

However, the actual consideration consists of or includes other property or value given or promised which is the whole consideration (indicate which) (The sentence between the symbols @, if not applicable, should be deleted. See ORS 92.026.)

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 25th day of Feb., 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.

Roland E. Kiepke
Roland E. Kiepke

Betty M. Kiepke
Betty M. Kiepke

STATE OF OREGON, County of _____) ss.

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:

(If executed by a corporation, affix corporate seal)

STATE OF OREGON, County of Klamath) ss.
Feb 25, 1987

Personally appeared the above named Roland E. Kiepke & Betty M. Kiepke

and acknowledged the foregoing instrument as their voluntary act and deed.



Notary Public for Oregon

My commission expires: 9-26-87

ROLAND E. & BETTY M. KIEPKE

GRANTOR'S NAME AND ADDRESS

ALBERT MICHALENOK

PO Box 586

La Grange 97739

GRANTEE'S NAME AND ADDRESS

After recording return to:

GRANTEE

NAME, ADDRESS, ZIP

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

GRANTEE

NAME, ADDRESS, ZIP

STATE OF OREGON,) ss.

County of Klamath

I certify that the within instrument was received for record on the 2nd day of March, 1987, at 4:10 o'clock P.M., and recorded in book M87 on page 3332 or as file/reel number 71895, Record of Deeds of said county.

Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk

Recording Officer

Fee: \$10.00

By *B. Smith* Deputy