

72243

WARRANTY DEED MC-17058-P

KNOW ALL MEN BY THESE PRESENTS, That who acquired title as Marlys Elaine Zeller;

WALTER EDWARD ZELLER: and FRANCES MARIE ZELLER

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by BERNARD K. LANGFELDER and SUSAN M. LANGFELDER, 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:

All that portion of the SW $\frac{1}{4}$ NW $\frac{1}{4}$  and the NW $\frac{1}{4}$ SW $\frac{1}{4}$  of Section 8, Township 39 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon, lying Northerly of the right of way of the Klamath Falls-Lakeview Highway.

SUBJECT TO: Liens and encumbrances of record, including existing Mortgage in favor of William E. Mathes and Veronica B. Mathes, which buyers herein agree to assume and pay in full, and further agree to hold sellers 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 \$ 98,000.00. 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 @, 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 February, 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.

(If executed by a corporation, affix corporate seal)

Frances Marie Zeller, by Marlys Zeller Janssen, Marlys Zeller Janssen, Walter Edward Zeller, by Marlys Zeller Janssen

STATE OF OREGON,

County of Klamath

ss.

STATE OF OREGON, County of

19

2/27, 1987

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

Personally appeared the above named Harley James Zeller, and Marlys Zeller Janssen, individually and as attorney in fact for Walter Edward Zeller & Frances Marie Zeller, and acknowledged the foregoing instrument to be their voluntary act and deed.

Notary Public for Oregon  
My commission expires: 8/16/88

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 Oregon

My commission expires:

(OFFICIAL SEAL)

Harley James Zeller, Marlys Zeller Janssen, Walter Edward Zeller & Frances Marie Zeller

GRANTOR'S NAME AND ADDRESS

BERNARD K. LANGFELDER &amp; SUSAN M. LANGFELDER

9037 Hwy 140

Klamath Falls, OR 97603

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,

County of Klamath

ss.

I certify that the within instrument was received for record on the 11th day of March, 1987, at 2:34 o'clock P.M., and recorded in book M87 on page 3915 or as file/reel number 72243.

Record of Deeds of said county.

Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk

Recording Officer

Fee, \$10.00

By Ann Smith, Deputy