

72336

Vol. M81 Page 4087

WARRANTY DEED

(Statutory Form)

MABEL M. STEMLER, who took title as MABEL STEMLER, Grantor, conveys and warrants to CLIFFORD J. STEMLER, RONALD JAMES STEMLER, and MABEL M. STEMLER, Grantees, it being the intention of the parties that Grantees herein do not take the title in common but with a right of survivorship; that is, that the fee shall rest in the survivor of the Grantees, the following real property located in the County of Klamath, State of Oregon, free of encumbrances except as specifically set forth below:

The Southeasterly 13 feet 4 inches of Lot 5, and the North-westerly 23 feet 4 inches of Lot 6 of Block 94 of Buena Vista Addition to the City of Klamath Falls, said parcel being more particularly described as follows:

BEGINNING at a point in the Northeasterly line of California Avenue, 36 feet and 8 inches in the Southeasterly direction from the most Westerly corner of Lot 5, in said Block 94; and running thence in a southeasterly direction along the northeasterly line of California Avenue, 36 feet and 8 inches; thence in a northeasterly direction parallel with a line between said Lots 5 and 6, 140 feet to the northeasterly line of said lot 6; thence northwesterly along the north-easterly line of lots 5 and 6, 36 feet and 8 inches; thence southwesterly parallel with the line between said lots 5 and 6, 140 feet to the place of beginning;

RESERVING UNTO MABEL M. STEMLER, GRANTOR, A LIFE ESTATE IN SAID PROPERTY.

SUBJECT TO contracts and/or liens for irrigation and/or drainage, reservations, easements, restrictions and rights of way of record and those apparent on the land.

THIS INSTRUMENT WILL NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING AND 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.

THE TRUE AND ACTUAL CONSIDERATION for this conveyance is \$-0-.

WARRANTY DEED - Page One

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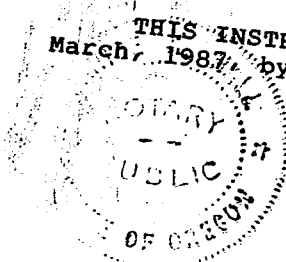
However, the actual consideration consists of or includes other property or value given or promised which is the whole consideration, being exchange of like properties.

DATED this 12th day of March, 1987.

Mabel Stemler
Mabel Stemler, Grantor

STATE OF OREGON/County of Klamath) ss.

THIS INSTRUMENT was acknowledged before me this 12th day of March, 1987, by Mabel Stemler.



Janice K. Lull
NOTARY PUBLIC FOR OREGON
My Commission Expires: 6-16-88

GRANTORS NAME AND ADDRESS:

MABEL STEMLER
1207 California Avenue
Klamath Falls OR 97601

GRANTEES NAME AND ADDRESS:

CLIFFORD J. STEMLER, RONALD JAMES
STEMLER and MABEL M. STEMLER
2210 White Avenue
Klamath Falls OR 97601

AFTER RECORDING, RETURN TO:

NEAL G. BUCHANAN
601 Main Street, Suite 215
Klamath Falls OR 97601

Until a Change is Requested,
Tax Statements Should be Sent
To:

Mabel M. Stemler
1207 California Avenue
Klamath Falls OR 97601

STATE OF OREGON)
County of Klamath) ss.

I certify that the within instrument was received for record on the 13th day of March, 1987, at 4:09 o'clock P.M., and recorded in Book M87 on Page 4087 or as File Reel Number 72336, Record of Deeds of said County.

WITNESS my hand and seal of County affixed.

Evelyn Biehn, County Clerk
Recording Officer

By: Don Smith
Deputy

Fee: \$14.00