

OK

74225

WARRANTY DEED

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FAY L. LEONG AND YIM LIN LEONG,

KNOW ALL MEN BY THESE PRESENTS, That  
HUSBAND AND WIFE

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by DWAYNE ALAN SCHWAKE  
AND SARA A. GIBSON SCHWAKE, husband and wife  
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 49 of First Addition to the City of Klamath Falls, Oregon, and all that portion of Lot 7 in Block 7 of Ewauna Heights Addition to the City of Klamath Falls, Oregon, lying and being on the Southwesterly side of a line beginning at the most Northerly corner of Lot 5 in Block 49 of First Addition to the City of Klamath Falls, Oregon, and running thence Northwesterly parallel to Third Street to Washington Street.

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE)

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 to the land as of the date of this instrument,

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 \$ 34,000.00

~~However, the actual consideration consists of or includes other property or value given or promised which is not of record (indicate which).~~ (The sentence between the symbols <sup>⓪</sup>, 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 5th day of May, 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 Klamath } ss.  
May 5, 1987

Personally appeared the above named

FAY L. LEONG AND  
YIM LIN LEONG

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

Before me:

Notary Public for Oregon

My commission expires: 7-6-90

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 \_\_\_\_\_

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)

(If executed by a corporation, affix corporate seal)

FAY L. LEONG AND YIM LIN LEONG

GRANTOR'S NAME AND ADDRESS

DWAYNE A. SCHWAKE AND SARA A. GIBSON  
SCHWAKE

GRANTEE'S NAME AND ADDRESS

After recording return to:  
KLAMATH FIRST FEDERAL SUBS-LOAN  
540 MAIN ST  
KLAMATH FALLS, OR 97601

NAME, ADDRESS, ZIP

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

SAME AS ABOVE

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 5th day of May, 1987, at 3:34 o'clock P.M., and recorded in book/reel/volume No. M87 on page 7679 or as fee/tile/instrument/microfilm/reception No. 74225, Record of Deeds of said county.

Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk.

NAME TITLE

By Ram Smith Deputy

Fee: \$10.00

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