

77860

WARRANTY DEED

MTC-188 Vol-MS7 Page 14172

KNOW ALL MEN BY THESE PRESENTS, That
Frances Joan Farlow

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by
Donald A. Schwanenberg

, 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 ap-
pertaining, situated in the County of Klamath and State of Oregon, described as follows, to-wit:

Lot 4, Block 3, FIRST ADDITION TO THE CITY OF KLAMATH FALLS, according to
the official plat thereof on file in the office of the County Clerk of
Klamath County, Oregon.

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 as set
forth on the reverse of this deed or any additional of record or those apparent upon and that
the land.

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 \$ 42,500.00
~~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 D, 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 7th day of August, 19 87;
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.

Frances Joan Farlow
Frances Joan Farlow

(If executed by a corporation,
affix corporate seal)

STATE OF OREGON,) ss.

County of Klamath
August 7, 19 87

Personally appeared the above named

Frances Joan Farlow

and acknowledged the foregoing instru-
ment to be her voluntary act and deed.

(OFFICIAL
SEAL)

Notary Public for Oregon

My commission expires: 7/13/89

STATE OF OREGON, County of) ss.

Personally appeared , 19 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 be-
half 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:

Frances Joan Farlow

GRANTOR'S NAME AND ADDRESS

Donald A. Schwanenberg
6649 Shasta Way
Klamath Falls, Oregon 97603

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

I certify that the within instru-
ment was received for record on the
day of , 19

at o'clock M., and recorded
in book on page or as
file/reel number

Record of Deeds of said county.

Witness my hand and seal of
County affixed.

Recording Officer
Deputy

By

MOUNTAIN TITLE COMPANY

SUBJECT TO:

14173

1. Taxes for the fiscal year 1987-1988, a lien, not yet due and payable.

2. Trust Deed, subject to the terms and provisions thereof, given to secure an indebtedness with interest thereon and such future advances as may be provided therein;

Dated: October 25, 1976

Recorded: November 3, 1976

Volume: M76, page 17528, Microfilm Records of Klamath County, Oregon

Amount: \$33,500.00

Grantor: Jerry A. Halvorsen and William Rossworn

Trustee: William Ganong

Beneficiary: First Federal Savings and Loan Association

Appointment of Successor Trustee, subject to the terms and provisions thereof,

Dated: June 15, 1977

Recorded: June 15, 1977

Volume: M77, page 10504, Microfilm Records of Klamath County, Oregon

From: William Ganong, Jr.

To: William Sisemore

Grantee on the reverse of this document agrees to assume said trust deed.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Mountain Title Company the 7th day
of August A.D. 19 87 at 10:51 o'clock A M., and duly recorded in Vol. M87
of Deeds on Page 14172.

FEE \$14.00

Evelyn Biehn, County Clerk

By [Signature]