

83417

WARRANTY DEED

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KNOW ALL MEN BY THESE PRESENTS, That
 JACOB C. ZAIGER AND ELAINE L. ZAIGER, husband and wife
 hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by
 GARY ROY AND KAREN ROY, 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 9 in Block 63, Buena Vista 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.

(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
 Subject to easements and rights of way of record and apparent on the land.

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 \$ 43,000.00
 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 12th day of January, 1988;
 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 DE-
 SCRIBED 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.
 January 12, 1988

Personally appeared the above named Jacob
 C. Zaiger & Elaine L. Zaiger

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

Notary Public for Oregon
 My commission expires: 6-21-88

JACOB C. ZAIGER

ELAINE L. ZAIGER

STATE OF OREGON, County of Klamath, 1988

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 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:
 Notary Public for Oregon
 My commission expires: _____

(OFFICIAL SEAL)

(If executed by a corporation, affix corporate seal)

Jacob C. & Elaine L. Zaiger

GRANTOR'S NAME AND ADDRESS

Gary and Karen Roy

GRANTEE'S NAME AND ADDRESS

After recording return to:
 Mr. & Mrs. Gary Roy
 1321 Trinity Ave.
 Klamath Falls, Ore. 97601
 NAME, ADDRESS, ZIP

Until a change is requested all tax statements shall be sent to the following address.
 Mr. & Mrs. Gary Roy
 1321 Trinity Ave.
 Klamath Falls, Ore. 97601
 NAME, ADDRESS, ZIP

SPACE RESERVED
 FOR
 RECORDER'S USE

STATE OF OREGON,

County of Klamath } ss.

I certify that the within instru-
 ment was received for record on the
 13th day of January, 1988,
 at 9:46 o'clock AM, and recorded
 in book/reel/volume No. M88 on
 page 594 or as fee/file/instru-
 ment/microfilm/reception No. 83417.
 Record of Deeds of said county.

Witness my hand and seal of
 County affixed.

Evelyn Biehn, County Clerk

By P. Smith Deputy

Fee: \$10.00