

WARRANTY DEED

83610

MIC-18900R

KNOW ALL MEN BY THESE PRESENTS, That ROBERT S. REYNOLDS & LUCIA REYNOLDS, husband and wife, hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by TERRY J. SCHLEISMAN & DEBORAH SUE SCHLEISMAN, 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:

SEE LEGAL DESCRIPTION AS IT APPEARS ON THE REVERSE OF THIS DEED.

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 \$ 53,500.00. However, the actual consideration consists of or includes other property or value given or received which is the whole consideration for the transfer of the above described premises, and 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 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 15th 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.

(If executed by a corporation, affix corporate seal)

STATE OF OREGON,

County of Klamath

1/15, 1988

Personally appeared the above named Robert S. Reynolds individually and as Attorney in fact for Lucia Reynolds

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

(OFFICIAL SEAL) Camille Appenauer
Notary Public for Oregon
My commission expires: 8/16/88

ROBERT S. & LUCIA REYNOLDS

47 Eaglecrest #53
Lake Oswego, OR 97035

TERRY J. SCHLEISMAN & DEBORAH SUE SCHLEISMAN
1928 Esplanade Ave.
Klamath Falls, OR 97601

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

Robert S. Reynolds

Lucia Reynolds, by Robert S. Reynolds as
STATE OF OREGON, County of Klamath, Attorney in fact ss.

Personally appeared _____, 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.

Notary Public for Oregon
My commission expires:

(OFFICIAL SEAL)

STATE OF OREGON,

County of _____

I certify that the within instrument 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.

By _____ Recording Officer
Deputy

The East 50 feet of Lots 12 and 13, Block 39, HOT SPRINGS 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, more particularly described as follows:

Beginning at the Southeast corner of Lot 13, Block 39, aforesaid; thence West along the South line of Lot 13, 50 feet; thence North parallel to the alley through Block 39 to Esplanade; thence Northeast along Esplanade to the most Northerly corner of Lot 12; thence South along the East line of Lots 12 and 13 to the place of beginning.

Tax Account No.: 3809 028CB 03800

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Mountain Title Company the 19th day
of January A.D., 19 88 at 8:42 o'clock A.M., and duly recorded in Vol. M88
of Deeds on Page 906.

FEE \$15.00

Evelyn Biehn, County Clerk
By *Ann Smith*

