WASHANTY CEED VD1 1188 Page 84.294 NUC-19974 KNOW ALL MEN BY THESE PRESENT'S, That FRED R. KRAUEL AND MARY F. KRAUEL, husband and wife. , hereinafter called --- CARTER-----the grantee, does hereby grant, bargain, sell and convey unto the said grantee and grantee's heirs, successors and assigns, that certain zeal property, with the tenements, hereditaments and appurtenances thereunto belonging or appertaining, situated in the Courty of Klamath and State of Oregon, described as follows, to-wit: The Northeasterly one-half of Lot 16 and the Southwesterly one-half of Lot 17, in Block 39 of 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. 3809-28CB-4400 (H) 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 accuiring 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 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 \$ 72,000.00. ©HDEVERSE XLEEX NEEDEX XHEEKI XH I YR IE DDIGEEX ER XHXHRXUAH XLEADERWX BR WEIAR HEWELD BR XHBRRYRD HRUAR HS XX the whole a standard of the sentence between the symbols 0, 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 1074, day of February , 1988 : if a corporate grantor, it has caused its name to be signed and seal affixed by its officers, duly authorized thereto by Jud R. Knavel order of its board of directors. Fred R. Krauel Mary F. Krauel (If executed by a corporation, affig corporate seal) STATE OF OREGON, County of STATE OF OREGON. , 19..... County of KLAMATH Personally appeared who, being duly sworn, each for himself and not one for the other, did say that the former is the Personally appeared the above named FRD R. KAAVEL MARY: F. KRAVEL president and that the latter is the secretary of a corporation and a knowledged the foregoing instruand that the seal affixed to the foregoing instrument is the corporate seal and that the sear attice to the foregoing instrument is the coporate sear 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. ment to be THETH voluntery act and deed. Before me: Before me: (OFFICIAL (OFFICIAL LIC. SEAL SEAL) Notary Public for Oregon Notary Public for Oregon 07 My commission expires: 4/24/89 My commission expires: Fred R. and Mary F. Krauel STATE OF OREGON, Klamath County of .... I certify that the within instru-GRANTOR'S NAME AND ADDRESS ment was received for record on the 11th day of February 19.88 Forrest R. Carter 1945 Huron St. at 3:42 o'clock<sup>P</sup>.M., and recorded in book. M88 on page 1947 or as Klamath Falls, OR 9760 NTEE'S NAME AND ADDRESS SPACE RESERVED FOR file/reel number 84294 After recording return to: RECORDER'S USE Klamath First Federal Savings & Loan Assn. Record of Deeds of said county. Witness my hand and seal of 540 Main St. Klamath Falls, OR 97601 County affixed. NAME, ADD RESS, ZIP Evelyn Biehn, County Clerk Recording Officer Until a change is requested all tax statements shall be sent to the following address. s<u>ame as above</u> Ro TAm Amith Deputy Fee: \$10.00 NAME, ADCRESU, ZIP