

85251

MC 1940-2

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That DR. JAMES HARRIS SCHWARTZ, as to an undivided interest, JUDITH M. SCHWARTZ, as to an undivided interest, and JOHN E. MASSAE, as to an undivided interest, all as tenants in common hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by DAVID D. REEDER and SUE ANN REEDER, husband and wife, 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 appertaining, situated in the County of Klamath and State of Oregon, described as follows, to-wit:

Lots 1, 2, 3, 4, and 5, Block 1, REPLAT NO. 1 of a portion of SUNNYSIDE 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.

Klamath County Tax Account #3809-20CA-0200, #3809-20CA-0300, #3809-20CA-0400, #3809-20CA-70500, and #3809-20CA-0600.

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 all those of record and those 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 \$ 60,000.00

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 11th day of March, 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)

See Notaries on Reverse
JOHN E. MASSAE
STATE OF CALIFORNIA } ss.
County of _____, 19 ____

DR. JAMES HARRIS SCHWARTZ

JUDITH M. SCHWARTZ
STATE OF OREGON, County of _____, ss.
CALIFORNIA, 19 ____

Personally appeared the above named _____, 19 ____

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

(OFFICIAL SEAL)

Notary Public for Oregon
My commission expires: _____

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 _____

_____ 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 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:

(OFFICIAL SEAL)

Notary Public for Oregon
My commission expires: _____

JOHN E. MASSAE et al
2620 Harlan Drive
Redding, CA 96003

GRANTOR'S NAME AND ADDRESS

DAVID D. REEDER and SUE ANN REEDER
2301 Mountain View
Klamath Falls, OR 97601

GRANTEE'S NAME AND ADDRESS

After recording return to:

SAME AS GRANTEE

NAME, ADDRESS, ZIP

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

SAME AS GRANTEE

NAME, ADDRESS, ZIP

STATE OF OREGON, _____ ss.

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.

Recording Officer

By _____

Deputy

Warranty Deed
GENERAL ACKNOWLEDGMENT Lots 1,2,3,4,&5, Blk.1 REplat No.1 Sunnyside Add. Klamath Falls

State of CaliforniaCounty of Shasta

ss.

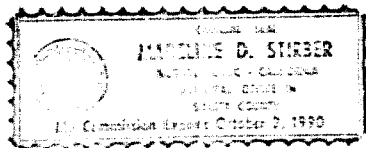
On this the 11th day of March 1988, before me,Madeline D. Stirber

the undersigned Notary Public, personally appeared

John E. Massae

☐ personally known to me
☒ proved to me on the basis of satisfactory evidence
 to be the person(s) whose name(s) is subscribed to the
 within instrument, and acknowledged that he executed it.
 WITNESS my hand and official seal.

Madeline D. Stirber
 Notary's Signature



NP-3

(This area for official notarial seal)

3001 (6/82) (Individual) First American Title Company

STATE OF CALIFORNIA

COUNTY OF Marin

ss.

On March 12th 1988, before me, the undersigned, a Notary Public in and for said State, personally appearedJUDITH H. SCHWARTZ

personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same.

WITNESS my hand and official seal.

Signature



(This area for official notarial seal)

3001 (6/82) (Individual) First American Title Company

STATE OF CALIFORNIA

COUNTY OF Tehama

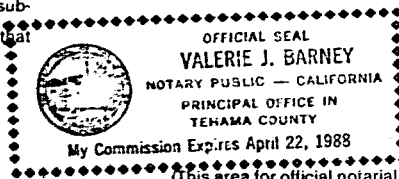
ss.

On March 14, 1988, before me, the undersigned, a Notary Public in and for said State, personally appeared Dr. James Harris Schwartz

personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same.

WITNESS my hand and official seal.

Signature



(This area for official notarial seal)

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Mountain Title Company the 15th day
 of March A.D. 19 88 at 12:27 o'clock P M., and duly recorded in Vol. M88
 of Deeds on Page 3615

Evelyn Biehn, County Clerk

By Ann Smith

FEE

\$15.00