

85748

WARRANTY DEED

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KNOW ALL MEN BY THESE PRESENTS, That

Hans W. Schulz

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by

William B. Early and Karen L. Early, Husband and Wife, hereinafter called the grantees, 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 7, Block 1, HARBOR ISLES, TRACT 1209, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Tax Account #3809 019BC 01500

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 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 \$ 32,000.00. 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 @, 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 25th 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.

Hans W. Schulz
Hans W. Schulz

(If executed by a corporation, affix corporate seal)

See Reverse For Notary Attachment

STATE OF CALIF.

County of ORANGE
MARCH 25, 1988

Personally appeared the above named
HANS W. SCHULZ

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



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 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:

Hans W. Schulz
151 Kalmus, Building "E"
Costa Mesa, Calif. 92626
GRANTOR'S NAME AND ADDRESS
William E. Early
1929 Park Ave.
Klamath Falls, Oregon 97601
GRANTEE'S NAME AND ADDRESS

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 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

MOUNTAIN TITLE COMPANY

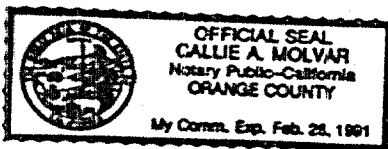
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GENERAL ACKNOWLEDGMENT

State of CALIFORNIA
County of ORANGE } SS.



On this the 25th day of MARCH, 1988, before me,

CALLIE MOLVAR

the undersigned Notary Public, personally appeared

HANS W. SCHULZ

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

WITNESS my hand and official seal.

Callie B. Miller
Notary's Signature

NATIONAL NOTARY ASSOCIATION • 8236 Rammet Ave. • P.O. Box 7184 • Canoga Park, CA 91304-7184

STATE OF OREGON: COUNTY OF KLAMATH: §§.

Filed for record at request of Mountain Title Company
of March A.D., 19 88 at 1:01 o'clock P M., and duly recorded in Vol. M88 day
of Deeds

FEE \$15.00

Evelyn Biehn, County Clerk
By PRM

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