

85913

WARRANTY DEED

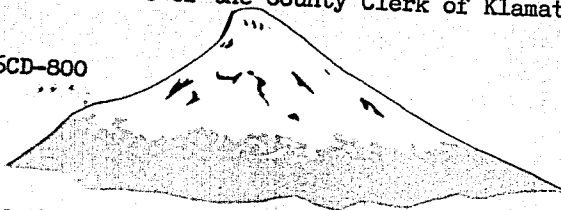
KNOW ALL MEN BY THESE PRESENTS, That

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hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by STANTON D. ROSENBERG & FRANCES A. ROSENBERG, 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:

Lot 4 in Block 7 of THIRD ADDITION TO MOYINA, TRACT 1003, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Tax Account No. 3809-36CD-800



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 \$73,000.00

~~Where the actual consideration consists of or includes other property or value given or promised which is the whole consideration (indicate which) (to be entered in book number 015888, page 4873, to be dated 8-16-88)~~

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 5th day of April, 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)

Mary C Shuck
Mary Shuck

STATE OF OREGON,

County of Klamath

4-1, 1988

STATE OF OREGON, County of) ss.
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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:

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

Before me: *Camela J. Pence*
Notary Public for Oregon
My commission expires: 8-16-88

MARY SHUCK

Rt. 1 Box 2A

Tulelake, CA 96135

GRANTOR'S NAME AND ADDRESS

STANTON D. & FRANCES A. ROSENBERG

1438 Jansen Dr.

Klamath Falls OR 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,

County of Klamath

I certify that the within instrument was received for record on the 5th day of April, 1988, at 12:09 o'clock P.M., and recorded in book M88 on page 4873 or as file/reel number 85913.

Record of Deeds of said county. Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk
By *Genetha Schuch* Recording Officer
Deputy

Fee \$10.00