

MOUNTAIN TITLE COMPANY

86267

WARRANTY DEED

MTC-19583K

Vol. 788 Page 5780

KNOW ALL MEN BY THESE PRESENTS, That
J. M. ANDERSCH CORPORATION, an Oregon corporation

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by
HAROLD M. CHEVRIER and SHARON G. CHEVRIER, 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 ap-
pertaining, situated in the County of Klamath and State of Oregon, described as follows, to-wit:

A parcel of land situated in the SW $\frac{1}{4}$, Section 9, Township 39 South, Range 10 East of the
Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at $\frac{1}{2}$ inch iron pin from which the NE corner of the W $\frac{1}{2}$ NE $\frac{1}{4}$ NE $\frac{1}{4}$ SW $\frac{1}{4}$ of Section 9
bears North 00°06'40" East, 471.85 feet; thence South 00°06'40" West, 145.97 feet to a $\frac{1}{2}$
inch iron pin; thence North 89°27'28" West, 328.50 feet to a $\frac{1}{2}$ inch iron pin; thence
North 00°10'38" East, 145.97 feet; thence South 89°27'28" East, 328.33 feet to the
point of beginning.

Klamath County Tax Account #3910-09C0-0500.

SUBJECT TO: Mortgage, including the terms and provisions thereof, recorded in Volume M78
page 24299, Microfilm Records of Klamath County, Oregon, in favor of State of Oregon,
represented and acting by the Director of Veterans' Affairs (P-00660) as Mortgagee which
Grantees named herein agreed to assume and pay in full.

"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 \$ 77,000.00
XX
XX
XX

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 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.

J. M. ANDERSCH CORPORATION, an Oregon

Corporation

(If executed by a corporation,
affix corporate seal)

by:

STATE OF OREGON,)

County of)

, 19

Personally appeared the above named

and acknowledged the foregoing instru-
ment to be voluntary act and deed.

Before me:

(OFFICIAL
SEAL)

Notary Public for Oregon

My commission expires:

STATE OF OREGON, County of Klamath) ss.
April 15th, 1988

Personally appeared JOHN ANDERSCH

and
who, being duly sworn,
each for himself and not one for the other, did say that the former is the
president of the J. M. ANDERSCH 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 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.

Before me:

Notary Public for Oregon

My commission expires: 11/16/91

(OFFICIAL
SEAL)

J. M. ANDERSCH CORPORATION

GRANTOR'S NAME AND ADDRESS

HAROLD M. CHEVRIER and SHARON G. CHEVRIER
1413 Pine Grove Road
Klamath Falls, OR 97603

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,)

County of Klamath) ss.

I certify that the within instru-
ment was received for record on the
15th day of April, 1988,
at 11:32 o'clock AM., and recorded
in book M88 on page 5780 or as
file/reel number 86267,
Record of Deeds of said county.

Witness my hand and seal of
County affixed.

Evelyn Biehn, County Clerk
Recording Officer
By Bernetha A. Lebeck Deputy

Fee \$10.00

MOUNTAIN TITLE COMPANY