

87225

WARRANTY DEED

Vol. 1788 Page

7428

KNOW ALL MEN BY THESE PRESENTS, That

ROBERT W. STANINGER and RUBY J. STANINGER, husband and wife

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

STEVEN A. BEDARD and JANNA L. BEDARD, 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 7, Block 3, TRACT NO. 1065, IRISH BEND, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, TOGETHER WITH an undivided 1/90th interest in and to Lot 12, Block 4 of said IRISH BEND.

TOGETHER WITH a 1980 HOMET MOBILE HOME, Oregon License #X162563, Serial #03950368N, which is firmly affixed to the real property described herein.  
Klamath County Tax Account #3507-20BA-2700 and M162563.

SUBJECT TO: Trust Deed, recorded April 25, 1985, in Volume M85, page 5995, Microfilm Records of Klamath County, Oregon, in favor of Klamath First Federal Savings and Loan Association, as Beneficiary, which the Grantees herein do not agree to assume nor pay and the Grantors herein agree to hold the Grantees harmless therefrom.

"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 \$ 24,000.00

⊙However, the actual consideration consists of or includes other property or value given or promised which is the whole part of the 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 11th day of May, 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)

STATE OF OREGON,

County of Klamath

May

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Personally appeared the above named

ROBERT W. STANINGER and RUBY J. STANINGER

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

Before me:

(OFFICIAL SEAL)

Notary Public for Oregon

My commission expires: 11/16/91

STATE OF OREGON, County of

ss.

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:

ROBERT W. STANINGER and RUBY J. STANINGER

P.O. Box 212

Kirby, OR 97531

GRANTOR'S NAME AND ADDRESS

STEVEN A. BEDARD and JANNA L. BEDARD

P.O. Box 386

Chiloquin, OR 97624

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 instrument was received for record on the 11th day of May, 1988, at 4:41 o'clock M., and recorded in book M88 on page 7428 or as

file/reel number 87225, Record of Deeds of said county.

Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk  
Recording Officer  
By Berntha Sheln Deputy

Fee \$10.00