94237 MTC-20607-D WARRANTY DEED Vol. M88 Page 19954

KNOW ALL MEN BY THESE PRESENTS, That SHERMAN G. SUNITSCH *hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by* THOMAS W. O'BORN & MILDRED M. O'BORN, 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:*

That portion of the North 125 feet of Lot 21, Section 6, Township 35 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon, lying between the former Dalles-California Highway on the East and the Shore of Agency Lake on the West.

Tax Account No 3507 006CD 00200

**recorded in Volume M86, Page 18036, Microfilm Records of Klamath County, Oregon which the buyers herein DO NOT AGREE to assume and pay, and sellers herein further agree to hold buyers harmless therefrom.

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."

'88 NOV 23 PM 3 51

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 covenant conditions, restrictions, easements, those of record and apparent to the land as of the date of this deed. SUBJECT TO: Trust Deed in favor of Faye N. Scott** *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 $ 82,500.00 *.*

~~(Here comply with requirements of ORS 93.030) The whole part of the consideration is not the money or property given or promised which is the price of the property conveyed.~~

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 23 *day of* November *, 19*88 *; 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)

Sherman G. Sunitsch

Sherman G. Sunitsch

STATE OF OREGON,)
County of Klamath) ss.
November 23, *19*88

Personally appeared the above named Sherman G. Sunitsch *and acknowledged the foregoing instrument to be* his *voluntary act and deed.*

Before me: Darlene J. Tucker

(OFFICIAL SEAL) *Notary Public for Oregon*
My commission expires: 6-16-92

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:

Sunitsch
HC 30 Box 116B
Chiloquin, OR 97624
GRANTOR'S NAME AND ADDRESS

O'Born
P.O. Box 694
Chiloquin, OR 97624
GRANTEE'S NAME AND ADDRESS

After recording return to:
O'Born
above address
NAME, ADDRESS, ZIP

Until a change is requested all tax statements shall be sent to the following address.
O'Born
above address
NAME, ADDRESS, ZIP

SPACE RESERVED FOR RECORDER'S USE

STATE OF OREGON,
County of Klamath ss.

I certify that the within instrument was received for record on the 23rd *day of* Nov., *19*88, *at* 3:51 *o'clock P.M., and recorded in book* M88 *on page* 19954 *or as file/reel number* 94237, *Record of Deeds of said county.*

Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk
Recording Officer
By Darlene Mullendore *Deputy*

Fee $8.00