

94869

MOUNTAIN TITLE COMPANY

WARRANTY DEED

VOL m88 Page 21144

KNOW ALL MEN BY THESE PRESENTS, That JOHN ELLIS AND ETHEL A. ELLIS, husband and wife hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by SAMUEL G. LANDSIEDEL AND MARY S. LANDSIEDEL, 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 96 of MOYINA, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Account No. 141-3809-36CD-1400 KEY NO. 453048

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 to the land as of the date of this instrument, 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 \$53,700.00.

However, the actual consideration consists of or includes other property or value given or promised which is the whole or 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 10th day of December, 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 } ss.  
Dec. 10th, 1988

Personally appeared the above named  
ETHEL A. ELLIS

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

(OFFICIAL SEAL)

Notary Public for Oregon

My commission expires: 7-6-90

John and Ethel A. Ellis  
1439 McClellan Dr.  
Klamath Falls, OR 97603

GRANTOR'S NAME AND ADDRESS

Samuel G. and Mary S. Landsiedel  
1300 Carlson Dr.  
Klamath Falls, OR 97603

GRANTEE'S NAME AND ADDRESS

After recording return to:

Klamath First Federal Savings & Loan  
540 Main St.  
Klamath Falls, OR 97601

NAME, ADDRESS, ZIP

Until a change is requested all tax statements shall be sent to the following address:  
same as above

NAME, ADDRESS, ZIP

John Ellis

Ethel A. Ellis

STATE OF OREGON, County of Klamath } ss.  
Dec 10th, 1988

Personally appeared John Ellis and Ethel A. Ellis, 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

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 full hall 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:

Evelyn A. Collins

Notary Public for Oregon

My commission expires: July 16, 1990

STATE OF OREGON,

County of Klamath } ss.

I certify that the within instrument was received for record on the 12th day of Dec., 1988, at 4:14 o'clock PM, and recorded in book M88 on page 21144, or as file/reel number 94869.

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

Evelyn Biehn, County Clerk  
Recording Officer

By Pauline Mullenbore Deputy

Fee \$8.00