

OK

95581

## WARRANTY DEED

Volm 89

Page

104



KNOW ALL MEN BY THESE PRESENTS, That \_\_\_\_\_ JOHN DENNIS ROACH AND \_\_\_\_\_  
 husband and wife \_\_\_\_\_ first dated to grantor paid by \_\_\_\_\_

husband and wife  
hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by \_\_\_\_\_, hereinafter called  
GEORGE J. RISTE AND NATHELE M. RISTE, husband and wife  
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:

Lot 2 in Block 6 of FIRST ADDITION TO WEST HILLS HOMES, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Account No. 3909 005EC 04800

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE)

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE)

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

except those of record and apparent to the land as to \_\_\_\_\_ 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.

\_\_\_\_\_ consideration paid for this transfer, stated in terms of dollars, is \$58,000.00 \_\_\_\_\_

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$58,000.00.

~~However, the actual consideration consists of or includes other property~~

(The sentence between the symbols ® if not applicable, should be deleted. See ORS 93.030.)

(indicate which)® (The sentence between the plural and all grammatical

part of the consideration is so dead and where the context so requires, the singular includes the plural and to individuals.

① However, the actual consideration contracts of 14 March 1989, if not applicable, should be deleted. See OHS 1989-01-14. The symbol XXXXXX (indicate which). ② (The sentence between the plural and all grammatical part of the consideration 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 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. 19 89; the grantor has executed this instrument this 14 day of January 1989, duly authorized thereto by

In Witness Whereof, the grantor has executed this instrument this 2nd day of January, 1989; 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.

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.

STATE OF OREGON, County of \_\_\_\_\_) ss.

STATE OF OREGON, } ss.

County of Laramie  
March 3, 1989

Personally appeared the above named

Personally appeared the above named  
JOHN DENNIS ROACH AND  
JEAN E. ROACH

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

ment to be  
Before me  
(OFFICIAL  
SEAL)  
Public for Oregon

Notary Public for Oregon

My commission expires: 7-6-90

Notary Public for Oregon

My commission expires:

(If executed by a corporation,  
affix corporate seal)

STATE OF OREGON,

County of Klamath

I certify that the within instrument was received for record on the 4th day of Jan., 19.89, at 9:53 o'clock A.M., and recorded in book/reel/volume No. M89 on page 104 or as fee/file/instrument/microfilm/reception No. 95581, Record of Deeds of said county.

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

NAME	TITLE
Evelyn Biehn	County Clerk

By Pauline Mullendore Deputy

SPACE RESERVED  
FOR  
RECORDER'S USE

After recording return to:

After recording return to:  
Hamath First Federal S+L  
540 Main St  
Hamath Falls OR 97601  
NAME, ADDRESS, ZIP

Until a change is requested all tax statements shall be sent to the following address.

Until a change is requested all tax statements shall  
Same as Above

NAME ADDRESS, ZIP

Fee \$8.00