

MT-20855 D
KNOW ALL MEN BY THESE PRESENTS, That
as tenants by the entirety

CHARLES E. CLAUSEN & NANCY J. CLAUSEN,

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by JOHN B. KAUTENBERG and JANE S. KAUTENBERG, as tenants by the entirety, 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:

All that portion of the S½ of the SE¼ of the SW¼ of Section 19, Township 34 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon, lying Easterly of the Easterly line of the Oregon State Highway No. 62, Klamath County, Oregon.

Tax Account No: 3407 019C0 00800

**11, 1983 in favor of State of Oregon, represented and acting by the Director of Veterans' Affairs which the herein grantees assume and agree to pay; said mortgages recorded in Volume M81 page 11117 & Volume M83, Page 17386.

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 covenants conditions, restrictions, easements, those of record and apparent to the land as of the date of this deed, together with Mortgages recorded June 19, 1981 & October** 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 \$ 66,319.59. However, the actual consideration consists of or includes other property or value given or promised which is the whole consideration (indicate which). (The sentence between the symbols ①, 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 10 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.

(If executed by a corporation,
affix corporate seal)

STATE OF OREGON, } ss.
County of Klamath
January 10, 1989

Personally appeared the above named
Charles E. Clausen and Nancy J.
Clausen

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

(OFFICIAL SEAL)
Notary Public for Oregon

My commission expires: 6-16-92

STATE OF OREGON, County of Klamath) 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 _____

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:

Clausen

P.O. Box 4134
Carson City, NV 89102
GRANTOR'S NAME AND ADDRESS

Kautenberg

H.C. 30 Box 137
Chiloquin, OR 97624
GRANTEE'S NAME AND ADDRESS

After recording return to:

Kautenberg
above address

NAME, ADDRESS, ZIP

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

Kautenberg
above address

NAME, ADDRESS, ZIP

STATE OF OREGON, } ss.

County of Klamath

I certify that the within instru-
ment was received for record on the
17th day of Jan., 1989,
at 12:47 o'clock P.M., and recorded
in book M89 on page 966 or as
file/reel number 96156

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

Evelyn Biehn, County Clerk
Recording Officer

B. Pauline Miller, Deputy

Fee \$8.00