

# MOUNTAIN TITLE COMPANY

WARRANTY DEED

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97435

MTL-2032K

KNOW ALL MEN BY THESE PRESENTS, That

DAVID LEE JARSCHKE and CAROLYN JOAN JARSCHKE, husband and wife

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

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:

The Westerly 64.6 feet of Lots 5 and 6, Block 5 of THE TERRACES, more particularly described as follows: Beginning at the Southwesterly corner of said Lot 6 and running thence in a Northwesterly direction along the Easterly line of Mesa Street 100 feet; thence Easterly along the line between Lots 4 and 5 in said Block, 64.6 feet; thence Southeasterly parallel with the Easterly line of Mesa Street 100 feet to the Northerly line of Auburn Street; thence Westerly 64.6 feet to the point of beginning. Also the S $\frac{1}{2}$  of the W $\frac{1}{2}$  of Lot 4, Block 5, THE TERRACES, an addition to the City of Klamath Falls.

Klamath County Tax Account #3809-028CA-02400 and #3809-028CA-02500.

## 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

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 \$ 46,000.00

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 22nd day of February, 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,

County of Klamath

February 22, 1989

Personally appeared the above named DAVID LEE JARSCHKE and CAROLYN JOAN JARSCHKE

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

(OFFICIAL SEAL)

Before me, Ann Migliaro, Notary Public for Oregon

My commission expires: 4/18/92

CAROLYN JOAN JARSCHKE ) ss.

STATE OF OREGON, County of

Personally appeared, 19

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:

DAVID LEE JARSCHKE and CAROLYN JOAN JARSCHKE  
839 NE Jones  
Bend, OR 97701

GRANTOR'S NAME AND ADDRESS

STEVEN PETTIT  
2125 Auburn  
Klamath Falls, OR 97601

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

I certify that the within instrument was received for record on the 23rd day of Feb., 1989, at 3:25 o'clock PM., and recorded in book M89 on page 3330 or as file/reel number 97435. Record of Deeds of said county. Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk  
Recording Officer  
B. Pauline Muller, Deputy

Fee \$8.00

MOUNTAIN TITLE COMPANY