

97616

WARRANTY DEED

Vol. m89 Page 3614

MTG-21021D
 KNOW ALL MEN BY THESE PRESENTS, That..... RODERICK N. DREYER & ALICE V. DREYER, husband and wife as tenants by the entirety hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by MURRELL J. BETSCH, 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 6 in Block 3 of BRYANT TRACTS, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, EXCEPTING that portion thereof conveyed to the State of Oregon by and through its State Highway Commission, by deed recorded on page 111, Volume 245 of Deed Records of Klamath County, Oregon

Tax Account No 3909 003AA 04600

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.

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 \$ 18,000.00

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 1 day of March, 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.

Roderick N. Dreyer
 Roderick N. Dreyer

Alice V. Dreyer
 Alice V. Dreyer

(If executed by a corporation,
 affix corporate seal)

STATE OF OREGON, } ss.
 County of Klamath }
 March 1, 1989

STATE OF OREGON, County of) ss.
 , 19

Personally appeared the above named
 Roderick N. Dreyer & Alice V. Dreyer

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

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.

(OFFICIAL SEAL) Darlene Muller

Before me:
 Notary Public for Oregon
 My commission expires: 6-16-92

(OFFICIAL SEAL)

Dreyer
 3820 Shasta Way
 Klamath Falls, OR 97601

STATE OF OREGON, } ss.
 County of Klamath }

Betsch
 1750 Dayton
 Klamath Falls, OR 97601

I certify that the within instrument was received for record on the 2nd day of March, 1989, at 9:13 o'clock A.M., and recorded in book M89 on page 3614 or as file/reel number 97616 Record of Deeds of said county.

After recording return to:
 Betsch
 above address

SPACE RESERVED
 FOR
 RECORDER'S USE

Witness my hand and seal of County affixed.

NAME, ADDRESS, ZIP

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

Betsch
 above address

Evelyn Biehn, County Clerk
 Recording Officer

By Darlene Muller Deputy

NAME, ADDRESS, ZIP

Fee \$8.00