

OK

97677

WARRANTY DEED

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KNOW ALL MEN BY THESE PRESENTS, That..... SHARON K. FRIESEN

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

CHARLES R. MOORE

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 15 in Block 17 of HILLSIDE ADDITION to the City of Klamath Falls, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

This Warranty Deed is subject to the terms and provisions of the Trust Deed, dated February 3, 1986, and held at Klamath County Title Company which the Grantee has agreed to assume and pay according to its terms.

(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

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 \$ 55,000.00

① However, the actual consideration consists of or includes other property or value given or promised which is the whole part of the consideration (indicate which) ① (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 27 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.

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.

Sharon K. Friesen

STATE OF OREGON,

County of Lane } ss.
February 27, 1989

Personally appeared the above named.....

Sharon K. Friesen

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

NOTARY PUBLIC
(OFFICIAL SEAL)
Before me: Mary Ann Mansfield
Notary Public for Oregon
My commission expires: 2/7/93

STATE OF OREGON, County of Lane } ss.
February 27, 1989

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.....

....., a corporation, 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:

(If executed by a corporation, affix corporate seal)

Sharon K. Friesen

2956 Willakenzie

Eugene, OR 97401

GRANTOR'S NAME AND ADDRESS

Charles R. Moore

1321 Pacific Terrace

Klamath Falls, OR 97601

GRANTEE'S NAME AND ADDRESS

After recording return to:

Grantee

Klamath Falls, OR 97601

NAME, ADDRESS, ZIP

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

Sharon K. Friesen

2956 Willakenzie

Eugene, OR 97401

NAME, ADDRESS, ZIP

STATE OF OREGON,

County of Klamath } ss.

I certify that the within instrument was received for record on the 3rd day of March, 1989, at 12:33 o'clock P.M., and recorded in book/reel/volume No. M89 on page 3719 or as fee/file/instrument/microfilm/reception No. 97677, Record of Deeds of said county.

Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk..

By O. Anderson, Notary Public Deputy

Fee \$8.00