

WARRANTY DEED

97735 MTC-20881P
 KNOW ALL MEN BY THESE PRESENTS, That MAYNARD R. BARTEL & DONNA BARTEL, as
 tenants by the entirety _____
 _____, hereinafter stated, to grantor paid by James A. Fletcher

tenants by the entirety _____, hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by James A. Fletcher & Karen K. Fletcher, husband and wife, hereinafter called the grantee, does hereby grant, bargain, sell and convey unto the said grantee and and grantee's heirs, successors and assigns, the 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 8, Block 8, TRACT 1003, THIRD ADDITION TO MOYINA, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Tax Account No. 3809-36DC-3500

"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."

check with the appropriate city or county.


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 and the above granted premises, free from all encumbrances EXCEPT THOSE OF RECORD AND 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 \$ 71,350.00.

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.
Witness my hand and the seal of the grantor has executed this instrument this 25th day of February, 19 89;

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 25th day of February, 19 89;
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.
 Mamard R. Gantel

Maynard R. Bartel

Donner Baitel

Donna Bartel
STATE OF OREGON, County of _____) ss.

STATE OF OREGON,
County of Washington ss.
2/25, 1984

Personally appeared the above named _____
Maynard R. Bartel & Donna
Bartel

Personally appeared _____, 19____ 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 _____.

to be and acknowledged the foregoing instrument
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

Before me: **NOTARY PUBLIC - OREGON**
(OFFICIAL SEAL) My Commission Expires 2/18/92
Notary Public for Oregon
My commission expires:

deed. _____
Before me: _____

Notary Public for Oregon
My commission expires: _____

Maynard R. Bartel & Donna Bartel
6095 SW 187th Place
Gloha, OR 97007

James A. & Karen K. Fletcher
6740 Milbert
Klamath Falls, OR 97603

GRANTEE

Should a change be requested all tax statements shall be sent to the following address:

~~GRANTEE~~

SAME ADDRESS, ZIP

STATE OF OREGON,

County of Klamath
I certify that the within instrument was
received for record on the 6th
day of March, 1989,
at 11:48 o'clock A M., and recorded
in book M89 on page 3822 or as
file/reel number 97735,
Record of Deeds of said county.

Witness my hand and seal of County
affixed.

Evelyn Biehn, County Clerk
Recording Officer
By Paula Mullender Deputy

Fee \$8.00