

97805

WARRANTY DEED

Vol. m89 Page 3932KNOW ALL MEN BY THESE PRESENTS, That ELLEN L. BONSER

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by DAVID M. CHEYNE & RHONDA A. CHEYNE, 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 49 of FIRST ADDITION TO SUMMERS LANE HOMES, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Tax Account No. 3909-11BA-3200

"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 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 \$ 50,000.00.
~~However, the actual consideration for this transfer is the sum of \$50,000.00, which is the sum of the consideration paid for this transfer, stated in terms of dollars, is \$50,000.00.~~

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 7th day of March, 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.

Ellen L. Bonser
Ellen L. Bonser

STATE OF OREGON,)
County of Klamath) ss.

3/7, 19 89.

Personally appeared the above named _____
Ellen L. Bonser

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

Before me:
(OFFICIAL SEAL) Danelay Spence
Notary Public for Oregon
My commission expires: 8-16-92

STATE OF OREGON, County of _____) ss.

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 _____

_____ 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:

ELLEN L. BONSER

1021 Homedale Rd
Klamath Falls OR 97603
GRANTOR'S NAME AND ADDRESS

DAVID M. CHEYNE & RHONDA A. CHEYNE

4783 Onyx Dr
Klamath Falls OR 97603
GRANTEE'S NAME AND ADDRESS

After recording return to:

GRANTEE

NAME, ADDRESS, ZIP

GRANTEE

NAME, ADDRESS, ZIP

STATE OF OREGON,

ss.

County of Klamath

I certify that the within instrument was received for record on the 8th day of March, 19 89, at 10:19 o'clock A.M., and recorded in book M89 on page 3932 or as file/reel number 97805, Record of Deeds of said county.

Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk

Recording Officer

B. Pauline Melandore Deputy

Fee \$8.00