

1-1-74

97973

WARRANTY DEED

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KNOW ALL MEN BY THESE PRESENTS, That William Kuhlweim and Lucille Kuhlweim

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by June Amundson, 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:

A tract of land situated in Lot 16 of "SUBDIVISION OF A PORTION OF TRACTS 'B' AND 'C' FRONTIER TRACTS" and being in the NE 1/4SE1/4 of Section 9, T36S, R6EWM, Klamath County, Oregon, more particularly described as follows:

Beginning at the Southwest corner of said Lot 16; thence N89°17'E, along the South line of said Lot 16, 5.0 feet; thence N01°45'30"W 97.8 feet to the Northwest corner of said Lot 16; thence S01°11'W 97.8 feet to the point of beginning, containing 245 square feet and with bearings based on the South line of said Lot 16 as being N89°17'E.

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.

(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 \$350.00. However, the actual consideration consists of or includes other property or value given or promised which is the whole consideration (indicate which). (The sentence between the symbols ©, 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 27th 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 Jackson

March, 1989.

Personally appeared the above named William Kuhlweim and Lucille Kuhlweim

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

(OFFICIAL SEAL)

Before me:

Notary Public for Oregon

My commission expires:

STELLA L. RE

NOTARY PUBLIC - OREGON

My Commission Expires 11-12-91

GRANTOR'S NAME AND ADDRESS

GRANTEE'S NAME AND ADDRESS

After recording return to:

A.T.C.

NAME, ADDRESS, ZIP

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

NAME, ADDRESS, ZIP

STATE OF OREGON, County of Jackson ss.

March 7, 1989. Personally appeared William Kuhlweim and Lucille Kuhlweim, 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:

STATE OF OREGON,

County of Klamath ss.

I certify that the within instrument was received for record on the 13th day of March, 1989, at 10:54 o'clock AM., and recorded in book/reel/volume No. M89 on page 4211 or as document/fee/file/instrument/microfilm No. 97973, Record of Deeds of said county.

Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk

By Deputy Deputy

Fee \$8.00