

98012

WARRANTY DEED

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KNOW ALL MEN BY THESE PRESENTS, That

DOMINICK HOEFLER

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by DOMINICK HOEFLER and RAY HOEFLER and WANDA BECHDOLDT 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 parcel of land situated in the W 1/2 of Tract 64, FAIR ACRES SUBDIVISION No. 1, more particularly described as follows: Beginning at an iron pin on the North boundary of Shasta Way, said point being East along the North boundary of said Tract 64; thence West along the North boundary of said Tract 64 a distance of 118.0 feet to an iron pin; thence North parallel with Shasta Way a distance of 71.5 feet to an iron pin; thence South parallel with the West boundary of said Tract 64 a distance of 118.0 feet, more or less, to the point of beginning.

SUBJECT TO: Acreage and use limitations under provisions of United States Statutes and regulations issued thereunder; contracts, liens, assessments, regulations, easements rules, water and irrigation rights of Enterprise Irrigation District, Klamath Project, and South Suburban Sanitary District.

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 as above set forth, and, all future real property taxes and assessments; reservations restrictions, easements and rights of way of record, and those apparent on the land 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 \$

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). (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 day of, 19

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.

Dominick Hoeftler

STATE OF OREGON,
County of Klamath } ss.
March 14, 1989

STATE OF OREGON, County of Klamath } ss.
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Personally appeared the above named *Dominick Hoeftler* and acknowledged the foregoing instrument to be his voluntary act and deed.

Personally appeared DOMINICK HOEFLER and *Ray Hoeftler* 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

(OFFICIAL SEAL)

Notary Public for Oregon
My commission expires: 4/1/90

Notary Public for Oregon
My commission expires:

(OFFICIAL SEAL)

(If executed by a corporation, affix corporate seal)

GRANTOR'S NAME AND ADDRESS

GRANTEE'S NAME AND ADDRESS

After recording return to:
Wanda Bechdoldt
1407 Hope Street
Klamath Falls, OR. 97603
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 Klamath } ss.

I certify that the within instrument was received for record on the 14th day of March, 1989, at 2:07 o'clock P.M., and recorded in book/reel/volume No. M89 on page 4272 or as fee/file/instrument/microfilm/reception No. 98012, Record of Deeds of said county.

Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk
NAME TITLE
By *Rashida Mullendar* Deputy

Fee \$8.00

89 MAR 14 PM 2 07

\$8.00 cash