

MOUNTAIN TITLE COMPANY

98650

WARRANTY DEED

Vol. M89 Page 5458

KNOW ALL MEN BY THESE PRESENTS, That DEAN OLSEN & LAURA OLSEN, husband and wife

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by HAROLD RADTKE, 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 370, Block 122, MILLS 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.

Tax Account No. 3809-33AD-8100

Tax Account No. 3809-33AD-8000

Subject to: Liens and encumbrances of record including Trust Deed in favor of John Ketarkus, which buyer herein does not agree to assume and pay.

"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,

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 \$ 26,500.00

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 30th 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.

Dean Olsen
Dean Olsen

Laura Olsen
Laura Olsen
STATE OF OREGON, County of _____) ss.

Personally appeared _____, 19 _____.

_____ and 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:

Notary Public for Oregon
My commission expires:

(OFFICIAL SEAL)

STATE OF OREGON,

County of Klamath) ss.
3/30, 1989.

Personally appeared the above named
Dean Olsen & Laura Olsen

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

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

DEAN & LAURA OLSEN

20112 Keno Worden Rd
Klamath Falls OR 97603

GRANTOR'S NAME AND ADDRESS

HAROLD RADTKE

PO Box 175

Midland OR 97634

GRANTEE'S NAME AND ADDRESS

After recording return to

HAROLD RADTKE

PO Box 175

Midland OR 97634

NAME, ADDRESS, ZIP

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

HAROLD RADTKE

PO Box 175

Midland OR 97634

NAME, ADDRESS, ZIP

STATE OF OREGON,

County of Klamath ss.

I certify that the within instrument was received for record on the 31st day of March, 1989, at 12:49 o'clock PM., and recorded in book M89 on page 5458 or as file/reel number 98650.

Record of Deeds of said county.

Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk
Recording Officer
By Pauline Mulenda Deputy

Fee \$8.00

MOUNTAIN TITLE COMPANY