

MOUNTAIN TITLE COMPANY

98804

MTT-21204P

WARRANTY DEED

Vol. m89 Page 5748

KNOW ALL MEN BY THESE PRESENTS, That CHRISTINE BATES

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by JOHN ROBERT GRITMAN & ROBIN RUTH LARSEN, not as tenants in common but with the right of survivorship, 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 12 of GARDEN TRACTS, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Tax Account No. 3809-35CC-3900

"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 \$ 22,000.00

However, the consideration stated above is not to be construed as a limitation on the power of the grantor to convey or otherwise dispose of the property described herein in whole or in part by any instrument, whether recorded or not, and the grantor hereby reserves the right to do so. See ORS 30.0000

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 2nd day of April, 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.

Christine Bates
Christine Bates

STATE OF OREGON,
County of Marion) ss.
4/2, 1989

Personally appeared the above named
Christine Bates

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

JO ANN TURVEY
Notary Public for Oregon
My commission expires: 10-2-92

STATE OF OREGON, County of) ss.
19

Personally appeared _____ 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
Notary Public for Oregon SEAL)

My commission expires:

Christine Bates

1810 32nd Place NE #48

Salem, OR 97303

GRANTOR'S NAME AND ADDRESS

John Robert Gritman & Robin Ruth Larsen

c/o 1535 Homedale Rd,

Klamath Falls, OR 97603

GRANTEE'S NAME AND ADDRESS

After recording return to:

John Robert Gritman & Robin Ruth Larsen

c/o 1535 Homedale Rd

Klamath Falls, OR 97603

NAME, ADDRESS, ZIP

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

John Robert Gritman & Robin Ruth Larsen

c/o 1535 Homedale Rd,

Klamath Falls, OR 97603

NAME, ADDRESS, ZIP

STATE OF OREGON,

ss.

County of Klamath

I certify that the within instrument was
received for record on the 5th
day of April, 1989,
at 11:41 o'clock A.M., and recorded
in book M89 on page 5748 or as
file/reel number 98804

Record of Deeds of said county.

Witness my hand and seal of County
affixed.

Evelyn Biehn, County Clerk

Recording Officer

By Pauline Nielsen, Deputy

Fee \$8.00

MOUNTAIN TITLE COMPANY