

# MOUNTAIN TITLE COMPANY

98806

MITC-21203k

WARRANTY DEED

Vol. m89 Page 5751

KNOW ALL MEN BY THESE PRESENTS, That

KEITH V. JOSLEN and JEWELL ANN JOSLEN, husband and wife

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by PHILIP W. STUDENBERG and PATRICIA A. SEILER, husband and wife the grantee, does hereby grant, bargain, sell and convey unto the said grantee 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:

The Northeasterly 40 feet of Lot 4 in Block 40 of FIRST 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.

Klamath County Tax Account #3809-032BA-14100.

"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 all those of record and those 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 \$ 24,900.00

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 29th 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

KEITH V. JOSLEN  
JEWELL ANN JOSLEN  
STATE OF OREGON, County of ss.

STATE OF OREGON  
County of ss.  
March 29 19 89

Personally appeared the above named KEITH V. JOSLEN and JEWELL ANN JOSLEN

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

Notary Public for Oregon  
My commission expires: 1/28/91

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 \_\_\_\_\_

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)

KEITH V. JOSLEN and JEWELL ANN JOSLEN  
1305 SE 38th Avenue  
Albany, OR 97321

PHILIP W. STUDENBERG and PATRICIA A. SEILER  
234 Ewauna St.  
Klamath Falls, OR 97601

After recording, return to:  
SAME AS GRANTEE

Until a change is requested all tax statements shall be sent to the following address:  
SAME AS GRANTEE

STATE OF OREGON,

County of Klamath ss.

I certify that the within instrument was received for record on the 5th day of April, 19 89, at 11:41 o'clock A.M., and recorded in book M89 on page 5751 or as file/reel number 98806

Record of Deeds of said county.  
Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk  
Recording Officer  
By \_\_\_\_\_ Deputy

Fee \$8.00

MOUNTAIN TITLE COMPANY