

98814

MT-21049P

WARRANTY DEED

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KNOW ALL MEN BY THESE PRESENTS, That SHARON K. FRIESEN

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by NORMAN E. SAX AND MARY SAX, husband and wife, 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:

Lots 20 and 21, Block 22, INDUSTRIAL 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. 3809-33BA-3200

"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,

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 \$ 20,000.00.
~~However, the consideration in this deed is for the property described herein, which is the whole or part of the consideration for the property described herein. The consideration for the property described herein, if not applicable, should be deleted. See ORS 63.030.)~~

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 31st 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.

Sharon K. Friesen

STATE OF OREGON,
 County of Lane ss.
 March 31, 19 89

Personally appeared the above named
Sharon K. Friesen

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

(OFFICIAL
 SEAL)

Notary Public for Oregon,
 My commission expires:
April 18, 1989

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:

Notary Public for Oregon
 My commission expires:

(OFFICIAL
 SEAL)

Sharon K. Friesen

2956 Willakenzie Rd.

Eugene, OR 97401

GRANTOR'S NAME AND ADDRESS

Norman E. & Mary Sax

GRANTEE'S NAME AND ADDRESS

Norman E. & Mary Sax

910 3950 Homedale Rd #58

Klamath Falls OR 97603

NAME, ADDRESS, ZIP

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

Norman E. & Mary Sax

223 Martin St

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, 19 89, at 3:17 o'clock P.M., and recorded in book m89 on page 5755 or as file/reel number 98814, 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