

98830

WARRANTY DEED

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KNOW ALL MEN BY THESE PRESENTS, That HERBERT C. WAGNER AND JOYCE M. WAGNER,
husband and wife

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by ALBERT P. BILKA JR. and JENNIFER BILKA, 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:

The rectangular ^{Easterly} one-half of Lots 16 and 17 in Block 35 of HOT SPRINGS 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.

Account No. 1-3809-28BC-6700
Key No. 217189

"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 to the land as of the date,

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 \$ 50,000.00.
~~XXXXXX~~ (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 5th 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.

Herbert C. Wagner
Herbert C. Wagner

Joyce M. Wagner
Joyce M. Wagner

STATE OF OREGON, County of Klamath, ss.

Personally appeared _____, 19 _____.

_____ 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:

(OFFICIAL SEAL)

Notary Public for Oregon
My commission expires: _____

STATE OF OREGON
County of Klamath, ss.
April 6, 19 89.

Personally appeared the above named HERBERT C. WAGNER AND JOYCE M. WAGNER

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

Before me: Michael Chandler
(OFFICIAL SEAL) Notary Public for Oregon
My commission expires: 7-6-90

Albert P. & Jennifer Bilka
1919 Marzabata St
Klamath Falls OR 97601

Herbert C. & Joyce M. Wagner
3347 Homedale Ave
Klamath Falls OR 97603

Klamath First Federal Svc
510 Main St
Klamath Falls OR 97601

Limit on change is requested all tax statements shall be sent to the following address:
Same as above

NAME, ADDRESS, ZIP

STATE OF OREGON, ss.
County of Klamath

I certify that the within instrument was received for record on the 6th day of April, 1989, at 12:44 o'clock P. M., and recorded in book M89 on page 5789 or as file/reel number 98830.
Record of Deeds of said county.

Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk

By Paula M. Mendenhall Deputy Recording Officer

Fee \$8.00