



98851

WARRANTY DEED

Vol. m89 Page 5853

KNOW ALL MEN BY THESE PRESENTS, That DONNA M. HOTCHKISS who acquired title as

DONNA M. KRITES

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by JEFFREY ROBERTS AND DARLENE ROBERTS, 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:

Lot 3 in Block 3 of TRACT NO. 1036, SECOND ADDITION TO VALLEY VIEW, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Account No. 41-3909-12BB-1300
Key No. 560440

"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

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 \$ 57,500.00

See ORS 93.030.) (The sentence between the symbols, if not applicable, should be deleted.)

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.

Donna M. Hotchkiss
Donna M. Hotchkiss

who acquired title as Donna M. Krites

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

STATE OF OREGON, County of) ss.
, 19

Personally appeared the above named
Donna M. Hotchkiss

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

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: 8-31-91

Before me:
Notary Public for Oregon
My commission expires:

(OFFICIAL SEAL)

Form with fields for Grantor's Name and Address (Donna M. Hotchkiss), Grantee's Name and Address (Jeffrey & Darlene Roberts), and recording information (Klamath First Federal S&LA).

Form with fields for Notary Public information, recording date (April 6th, 1989), and recording officer (Evelyn Biehn).

Fee \$8.00

PH 4 30
APR 5 1989

MOUNTAIN TITLE COMPANY