

04-13737

NOTE 21155

MTC 21155

FORM No. 633—WARRANTY DEED (Individual or Corporate).

COPYRIGHT 1988 STEVENS-NESS LAW PUB. CO., PORTLAND, OR. 97204

OK

98898

WARRANTY DEED

Vol. m89 Page 5987

KNOW ALL MEN BY THESE PRESENTS, That Robert W. Brooks and Rosa E. Brooks

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by Edward A. DeBlander and Sheilah D. DeBlander, husband and wife, hereinafter called the grantee, does hereby grant, bargain, sell and convey unto the said grantee and grantee's heirs, successors and assigns, that 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 18, Block 71, BUENA VISTA 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 029BD 14600

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE)

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 of the above granted premises, free from all encumbrances except those of record, apparent on the ground and common to the area.

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 \$ 38,900.00.

However, the actual consideration consists of or includes other property or value given or promised which is the whole consideration (indicate which). (The sentence between the symbols ①, 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 12th 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.

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.

STATE OF OREGON,

County of Klamath

April 7, 1989

ss.

Personally appeared the above named ROBERT W. BROOKS AND ROSA E. BROOKS and acknowledged the foregoing instrument, to be THEIR voluntary act and deed.

(OFFICIAL SEAL)

Before me: Daniel Chandler

Notary Public for Oregon

My commission expires: 7-6-90

STATE OF OREGON, County of Klamath

ss.

1989

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 SEAL)

Notary Public for Oregon

My commission expires:

(If executed by a corporation, affix corporate seal)

Robert W. & Rosa E. Brooks
1835 Lakeview Ave.
Klamath Falls OR 97603

GRANTOR'S NAME AND ADDRESS

Edward A. & Sheilah D. DeBlander
3301 Birch
Klamath Falls OR 97601

GRANTEE'S NAME AND ADDRESS

After recording return to:

Klamath First Federal SFC
540 Main St.
Klamath Falls OR 97601

NAME, ADDRESS, ZIP

Until a 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 12th day of April, 1989, at 3:03 o'clock P.M., and recorded in book/reel/volume No. M89 on page 5987 or as fee/file/instrument/microfilm/reception No. 98898, Record of Deeds of said county.

Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk
NAME TITLE

By Daniel Chandler Deputy

Fee \$8.00

89 APR 7 PM 3 03