

# MOUNTAIN TITLE COMPANY

99000

MTC-210700

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That SHANNON DAVIS Vol. M89 Page 6192

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by GARY S. TRATZ and CAROL J. TRATZ, husband and wife, as tenants by the entirety, 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 38 in Block 48 of Tract No. 1184, OREGON SHORES UNIT #2, FIRST ADDITION, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Tax Account No 3507 018AC 01500



## MOUNTAIN TITLE COMPANY

"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 of the above granted premises, free from all encumbrances except covenants conditions, restrictions, easements, those of record and apparent to the land as of the date of this deed.

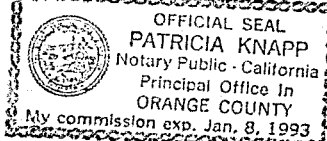
grantor will warrant and forever defend the said premises and every part and parcel thereof against the lawful claims and demands of all persons whomsoever, except those claiming under the above described encumbrances.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ 19,000.00

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 31 day of March, 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.

(If executed by a corporation, affix corporate seal)



Shannon Davis  
Shannon Davis

STATE OF OREGON,

County of Orange ss.  
March 31, 1989.

STATE OF OREGON, County of \_\_\_\_\_ ss.

Personally appeared \_\_\_\_\_ and \_\_\_\_\_

Personally appeared the above named SHANNON DAVIS

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 \_\_\_\_\_

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

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.

(OFFICIAL SEAL)

Before me: Patricia Knapp

Notary Public for Oregon Calif

My commission expires: 1-8-93

Notary Public for Oregon

My commission expires:

(OFFICIAL SEAL)

Davis

3882 Finisterre Dr  
Huntington Beach CA 92649

Tratz  
27946 Palmetto Ridge Dr  
Valencia CA 91355

After recording return to:

Tratz  
above address

NAME, ADDRESS, ZIP

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

Tratz  
above address

NAME, ADDRESS, ZIP

SPACE RESERVED FOR RECORDER'S USE

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 1:58 o'clock P.M., and recorded in book M89 on page 6192 or as file/reel number 99000. Record of Deeds of said county.

Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk  
Recording Officer  
By Pauline Mullendore Deputy

Fee \$8.00

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