

99113

WARRANTY DEED

Vol. m89 Page 6422

MT-212400

KNOW ALL MEN BY THESE PRESENTS, That MARK B. AUSTIN

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by MICHAEL GLENN HROMEK & CHERYL L. HROMEK, ***** Husband and Wife, as tenants by entirety, 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 thereto belonging or appertaining, situated in the County of Klamath and State of Oregon, described as follows, to-wit:

Lot 14 in Block 15, Tract No. 1064, FIRST ADDITION TO GATEWOOD, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Tax Account No 3909 014CA-01600

***Federal dated June 30, 1986, recorded July 1, 1986 in Volume M86, Page 11461, which the herein grantees ASSUME AND AGREE TO PAY.

"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 covenants, conditions, restrictions, easements, those of record and apparent to the land as of the date of this deed, together with a trust deed in favor of Klamath First *** 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 \$67,000.00. However, the actual consideration consists of or includes other property or value given or promised which is the whole/part of the consideration (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 14 day of April, 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.

Mark B. Austin

STATE OF OREGON,
County of Klamath) ss.
April 14, 19 89.

Personally appeared the above named Mark B. Austin

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

(OFFICIAL SEAL) Barbara J. Tucker
Notary Public for Oregon
My commission expires: 6-16-92

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:

(OFFICIAL SEAL)

Notary Public for Oregon
My commission expires:

Austin

5302 Valleywood
Klamath Falls, OR 97603
GRANTOR'S NAME AND ADDRESS (please forward)

Hromek,
5302 Gatewood Dr
Klamath Falls, OR 97603
GRANTEE'S NAME AND ADDRESS

After recording return to:
Hromek
above address

NAME, ADDRESS, ZIP

Send a change in requested all tax statements shall be sent to the following address:
Klamath First Federal
540 Main
Klamath Falls, OR 97601
NAME, ADDRESS, ZIP

STATE OF OREGON,

ss.

County of Klamath

I certify that the within instrument was received for record on the 17th day of April, 19 89, at 9:41 o'clock AM., and recorded in book M89 on page 6422 or as file/reel number 99113, Record of Deeds of said county.

Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk
Recording Officer
Barbara J. Tucker Deputy

Fee \$8.00