

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by AND CAROL JEAN 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 39 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 Klamath Clerk of Klamath County, Oregon.

Tax Account No 3507 018AC 01600



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.

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 \$ 21,000.00

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)



OFFICIAL SEAL
PATRICIA KNAPP
Notary Public - California
Principal Office in
ORANGE COUNTY

My commission exp. Jan. 8, 1993

STATE OF OREGON, County of Klamath) ss.

County of Orange) ss.
March 31, 1989.

Personally appeared the above named
Jennifer Davis

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

Before me: Patricia Knapp
(OFFICIAL SEAL)
Notary Public for Oregon
My commission expires: 1-8-93

Jennifer Davis

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:

Davis
3882 Timstone Dr
Huntington Beach, CA 92649
GRANTOR'S NAME AND ADDRESS

Tratz
27946 Palmetto Ridge Dr
Valencia, CA 91355
GRANTEE'S NAME AND ADDRESS

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

STATE OF OREGON,

County of Klamath) ss.

I certify that the within instrument was received for record on the 25th day of April, 1989, at 9:15 o'clock A.M., and recorded in book M89 on page 6872 or as file/reel number 99366, Record of Deeds of said county.

Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk
Recording Officer
By Pauline Mullender Deputy

fee \$8.00