

99534

MTZ-2129 F

KNOW ALL MEN BY THESE PRESENTS, That
GIL ROBERTS and JANET ROBERTS, husband and wife

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by _____,
JAMES R. GERHARDT and LISA M. GERHARDT, 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 apper-
taining, situated in the County of Klamath and State of Oregon, described as follows, to-wit:

Lot 3, Block 43, FIRST 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.

Klamath County Tax Account #3809-032BA-02100.

"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 all those of record and those apparent upon the land, if any, 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 \$ 36,500.00.

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.

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 25th 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. *[Signature]* as attorney in fact for

STATE OF OREGON,)
County of Klamath) ss.
April 25, 19 89

JANET ROBERTS
STATE OF OREGON, County of _____) ss.
19

Personally appeared _____ and

Personally appeared _____ 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 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)

(OFFICIAL
SEAL)

Notary Public for Oregon
My commission expires:

Notary Public for Oregon
My commission expires:

GIL ROBERTS and JANET ROBERTS
1710 Gold Hill Rd.

Concord, NC 28025 07635

GRANTOR'S NAME AND ADDRESS

JAMES R. GERHARDT and LISA M. GERHARDT
522 Lincoln Street
Klamath Falls, OR 97601

GRANTEE'S NAME AND ADDRESS

After recording return to:

SAME AS GRANTEE

NAME ADDRESS, CITY, STATE, ZIP

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

SAME AS GRANTEE

NAME, ADDRESS, &

STATE OF OREGON.

County of Klamath
I certify that the within instrument was
received for record on the 26th
day of April, 1989,
at 4:43 o'clock P. M., and recorded
in book M89 on page 7114 or as
file/reel number 99534,
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

MOUNTAIN TITLE COMPANY