

99965

MOUNTAIN TITLE COMPANY

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99063

MTL-19675K

WARRANTY DEED

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KNOW ALL MEN BY THESE PRESENTS, That
HANS W. SCHULZ

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by
THERESA A. GAINES, an unmarried woman
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:

1 in Block 12 of Tract 1143 - Resubdivision of portion of Blocks 11, 12, 13,
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.
Klamath County Tax Account #3809-019CD-05000.

This document is being recorded to correct the Grantees vesting.

"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
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 \$ 51,300.00

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 10 day of April, 19 89;
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.

Hans W. Schulz
HANS W. SCHULZ

STATE OF OREGON, County of ORANGE)
April 10, 19 89) ss.

Personally appeared the above named
HANS W. SCHULZ

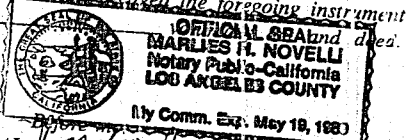
STATE OF OREGON, County of) ss.
Personally appeared

and
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 California
My commission expires: MAY 19, 1989

Notary Public for Oregon
My commission expires:

HANS W. SCHULZ
c/o All Seasons Resorts, 151 Kalmus Drive
Bldg E, Costa Mesa, CA 92626
GRANTOR'S NAME AND ADDRESS

THERESA A. GAINES
2522 Yonna
Klamath Falls, OR 97601
GRANTEE'S NAME AND ADDRESS

AFTER RECORDING RETURN TO:
SAME AS GRANTEE

NAME, ADDRESS, ZIP
SAME AS GRANTEE

NAME, ADDRESS, ZIP

STATE OF OREGON,
County of Klamath) ss.

I certify that the within instrument was
received for record on the 14th
day of April, 19 89,
at 10:05 o'clock A.M., and recorded
in book M89 on page 6317 or as
file/reel number 99063

Record of Deeds of said county
Witness my hand and seal of County
affixed.

Evelyn Biehn, County Clerk

Recording Officer
B. Davis

Fee \$3.00

MOUNTAIN TITLE COMPANY

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Mountain Title Co. the 9th day
of May A.D., 19 89 at 3:33 o'clock PM., and duly recorded in Vol. M89,
of Deeds on Page 7978.

Evelyn Biehn, County Clerk

By Pauline M. Williams

FEE \$10.00