

54

MTC-21325P

## WARRANTY DEED

Vol. M89 Page 8111

KNOW ALL MEN BY THESE PRESENTS, That Robert M. Chapin & Eugene Chapin, husband and wife

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by Richard O. Robison & Laverne Robison, 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 appertaining, situated in the County of Klamath and State of Oregon, described as follows, to-wit:

Lot 24, Block 4, WAGON TRAIL ACREAGES, TRACT NO. 1075, NO. ONE, FIRST ADDITION, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Tax Account No. 2309-001A0-7600

Subject to: Existing Trust Deed in favor of Edna Tayler recorded in Volume M86, page 2376, Microfilm Records of Klamath County, Oregon, which buyers agree to assume and 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 those of record and 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 \$ 26,000.00

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 10th day of May, 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.

Robert M. Chapin  
Robert M. Chapin

Eugene Chapin  
Eugene Chapin

STATE OF OREGON,  
County of Klamath ) ss.  
5/10, 19 89

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: \_\_\_\_\_

Personally appeared the above named \_\_\_\_\_  
Robert M. Chapin & Eugene Chapin

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

Before me:  
(OFFICIAL SEAL)  
Notary Public for Oregon  
My commission expires: 8-16-92

Robert M. & Eugene Chapin  
PO Box 95  
Johannesburg CA 94521  
GRANTOR'S NAME AND ADDRESS

Richard O. Robison & Laverne Robison  
1660 Whistlers Ln  
Roseburg OR 97470  
GRANTEE'S NAME AND ADDRESS

After recording return to:  
Richard O. & Laverne Robison  
1660 Whistlers Ln  
Roseburg OR 97470  
NAME, ADDRESS, ZIP

Until a change is requested all tax statements shall be sent to the following address:  
Richard O. & Laverne Robison  
1660 Whistlers Ln  
Roseburg OR 97470  
NAME, ADDRESS, ZIP

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

County of Klamath

I certify that the within instrument was received for record on the 11th day of May, 19 89, at 4:10 o'clock PM, and recorded in book M89 on page 8111 or as file/reel number 54

Record of Deeds of said county.

Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk  
Recording Officer  
B. Pauline Mullins, Deputy

Fee \$8.00