

175

MIZ-21542K

## WARFLANTY DEED

Vol. m89 Page 11129

KNOW ALL MEN BY THESE PRESENTS, That  
FREDERICK W. MARSHALL

FREDERICK W. MARSHALL

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by JOHN E. MANDER and CHERISA M. MANDER, 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 15, Block 17, KLAMATH FOREST ESTATES, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Klamath County Tax Account #3510-014D0-00900.

15. "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."

PH 2 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, to wit:

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ 4,000.00

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 15th day of June, 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.

FREDERICK W. MARSHALL

STATE OF ~~BRITAIN~~ CALIFORNIA )  
County of SUFFOLK ) ss.  
June 5, 1989

Personally appeared the above named FREDERICK W. MARSHALL

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

STATE OF OREGON, County of \_\_\_\_\_ ) ss.  
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Personally appeared \_\_\_\_\_, 19\_\_\_\_\_,  
\_\_\_\_\_ 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)

Before me, Notary Public for Oregon  
 My commission expires: Notary Public

Notary Public for Oregon  
My commission expires:

FREDERICK W. MARSHALL  
601 Pearl St.  
Fitchburg, MA 01420

JOHN H. MANDER and THERESA M. MANDER  
1198 Via Santa Paulo  
Vista, CA 92083

After recording return to:  
**SAME AS GRANTEE**

NAME, ADDRESS, ZIP

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

**SAME AS GRANTEE**

NAME: AIRMAILS 1200

**Fee \$8.00**

STATE OF OREGON,

I certify that the within instrument was received for record on the 21st day of June, 19 89, at 2:15 o'clock P.M., and recorded in book M89 on page 11129 or as file/reel number 1757,  
Record of Deeds of said county.

Witness my hand and seal of County  
affixed.

Evelyn Biehn, County Clerk  
Recording Officer  
By Pauline T. Mulender, Deputy