

OK

1876

WARRANTY DEED

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KNOW ALL MEN BY THESE PRESENTS, That Jon A. Alter

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by Christian J. Gatz, a single person, 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:

The East 100 feet of the West 200 feet of Lot 3, Block 3, MIDLAND HILLS ESTATES, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Tax Account No: 4008 001AB 02400

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE)

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 those of record, apparent on the ground and common to the area.

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 \$ 44,900.00

~~However, the actual consideration consists of or includes other property or value given or promised which is the whole part of the consideration (in lieu of which).~~ (If sentence between the symbols ~~Ⓢ~~, it not applicable, should be deleted. See ORS 93.030.)

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 22 day of June, 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.

Jon A. Alter

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.

STATE OF FLORIDA
County of Alachua } ss.
June 22, 1989

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 _____

Personally appeared the above named Jon A. Alter

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

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:
Jon A. Alter
Notary Public for Oregon
NOTARY PUBLIC, STATE OF FLORIDA AT LARGE
MY COMMISSION EXPIRES JUNE 06, 1992
BONDED THROUGH THE FLORIDA ASSOCIATION

Notary Public for Oregon
My commission expires: _____
(If executed by a corporation, affix corporate seal)

Jon A. Alter
1702 N.W. 43rd Ave.
Gainesville, Florida 32605
GRANTOR'S NAME AND ADDRESS
Christian J. Gatz
8320 Grand St.
Midland OR 97634
GRANTEE'S NAME AND ADDRESS

After recording return to:
Klamath First Federal Savings & Loan
540 Main St
Klamath Falls OR 97601
NAME, ADDRESS, ZIP

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

NAME, ADDRESS, ZIP

STATE OF OREGON, _____) ss.
County of Klamath

I certify that the within instrument was received for record on the 26th day of June, 1989, at 12:24 o'clock PM, and recorded in book/reel/volume No. M89 on page 11358 or as fee/file/instrument/microfilm/reception No. 1876, Record of Deeds of said county.

Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk...
NAME TITLE

By Pauline Mulken Deputy

Fee \$8.00

47 214 52 HNP 68.