

2414

WARRANTY DEED

Vol. m89 Page 12538

MTL-21611P
KNOW ALL MEN BY THESE PRESENTS, That CHARLES H. SCHULER & CAROL E. SCHULER, as tenants by the entirety hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by JENNIFER A. TOWNER, 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 6 in Block 62, 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. Tax Account No. 3809-29BC-5400
Subject to: Liens and encumbrances of record including Trust Deed in favor of Western United Life Assurance Company, recorded in Volume M83, page 5666 Microfilm Records of Klamath County, Oregon, which buyer herein does not agree to assume and pay, and sellers further agree to hold buyers harmless therefrom.

"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 \$ 25,900.00 .
~~However, the actual consideration paid for this transfer, stated in terms of dollars, is \$ 25,900.00 .~~
~~part of the consideration paid for this transfer, stated in terms of dollars, is \$ 25,900.00 .~~
~~part of the consideration paid for this transfer, stated in terms of dollars, is \$ 25,900.00 .~~

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 July, 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.

Charles H. Schuler
Charles H. Schuler

Carol E. Schuler
Carol E. Schuler

STATE OF OREGON, County of Klamath) ss.
10/10 1989

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: _____

STATE OF OREGON, County of Klamath) ss.
10/10 1989

Personally appeared the above named Charles H. Schuler & Carol E. Schuler

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

Before me: Evelyn Biehn
Notary Public for Oregon
My commission expires: 8-16-92

Charles H. Schuler & Carol E. Schuler	
912 W Oregon Ave	
Klamath Falls OR 97601	
GRANTOR'S NAME AND ADDRESS	
Jennifer A. Towner	
1817 Siskiyou	
Klamath Falls OR 97601	
GRANTEE'S NAME AND ADDRESS	
After recording return to:	
Jennifer A. Towner	
1817 Siskiyou	
Klamath Falls OR 97601	
NAME, ADDRESS, ZIP	
Until a change is requested all tax statements shall be sent to the following address:	
Jennifer A. Towner	
1817 Siskiyou	
Klamath Falls OR 97601	
NAME, ADDRESS, ZIP	

STATE OF OREGON, ss.
County of Klamath
I certify that the within instrument was received for record on the 10th day of July, 19 89 , at 3:31 o'clock P.M., and recorded in book M89 on page 12538 or as file/reel number 2414 , Record of Deeds of said county.
Witness my hand and seal of County affixed.

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

Fee \$8.00