

WARRANTY DEED

2488

MTL-21603F

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MTC-21603P
KNOW ALL MEN BY THESE PRESENTS, That RANDALL K. BUCKMASTER & KAREN L. BUCKMASTER, as tenants in the entirety, do 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:
Part of Tract No. 52, PLEASANT HOME TRACTS,
Block of

The Southerly 60 feet of the Northerly 120 feet of Tract No. 52, PLEASANT HOME TRACTS, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Tax Account No. 3909-2BA-4800

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Subject to: Liens and encumbrances of record including Trust Deed in favor of Klamath First Federal Savings & Loan Association, recorded in Volume M78, page 11589, Microfilm**

*This instrument will not allow use of the property described in this instrument in violation of applicable land use

**If this instrument, the person acquiring fee title to the property should

"This instrument will not allow use of the property as a [redacted] lawns and regulations. Before signing or accepting this instrument, the person acquiring fee title to the property shall consult with the appropriate city or county planning department to verify approved uses."

check with the appropriate city or county planning department in order to determine whether the proposed use is consistent with the applicable zoning laws and regulations. Before signing this deed, the buyers herein agree to assume the responsibility for obtaining all necessary permits and approvals from the appropriate city or county planning department in order to determine whether the proposed use is consistent with the applicable zoning laws and regulations. The buyers herein agree to assume the responsibility for obtaining all necessary permits and approvals from the appropriate city or county planning department in order to determine whether the proposed use is consistent with the applicable zoning laws and regulations.

To Have and to Hold the same unto the said grantee and grantee's heirs, successors and assigns, that grantor
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

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ 19,000.00.

If used as the consideration for the transfer, the singular includes the plural and all grammatical genders.

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 construing this deed and where the context so requires, the singular 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 11th 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.

Randall K. Buckmaster
Randall K. Buckmaster

Erma P. Smith by Karen L. Buckmaster
Erma P. Smith by Karen L. Buckmaster
an Attorney in fact
STATE OF OREGON,
County of Klamath) ss.
July 11 1989

Randall K. Buckmaster
 Randall K. Buckmaster
Karen L. Buckmaster
 Karen L. Buckmaster
William L. Smith, Jr. by Karen L. Buckmaster
 William L. Smith, Jr. by Karen L. Buckmaster
 STATE OF OREGON, County of _____ as Attorney in fact ss.
 19 ____

as Attorney in fact
STATE OF OREGON,
County of Klamath ss.
7/11, 1989.

Personally appeared the above named
Randall K. Buckmaster and Karen L.
Buckmaster, individually and as Attorney
in fact for William L. Smith & Erna P.
Smith.
and acknowledged the foregoing instrument
to be their voluntary act and deed.

STATE OF OREGON, 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.

(OFFICIAL)

Before me:

(OFFICIAL
SEAL)

Notary Public for Oregon
My commission expires:

STATE OF OREGON,

County of Klamath
I certify that the within instrument was
received for record on the 11th
day of July, 1989,
at 3:54 o'clock PM., and recorded
in book M89 on page 2687 or as
file/reel number 2438.
Record of Deeds of said county.
Witness my hand and seal of County
affixed.

Evelyn Biehn, County Clerk
Recording Officer
By Pauline Mulendore Deputy

Fee \$8.00

MOUNTAIN TITLE COMPANY