

OK

2592

WARRANTY DEED

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KNOW ALL MEN BY THESE PRESENTS, That GENEVIEVE ANDERSCH

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by DAVID B. CLAWSON and BEVERLY A. CLAWSON, an undivided one-half interest as ~~hereinafter called~~ <sup>continued on back side</sup> the grantee and wife, 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:

A part of Lots 4 and 5, Block 7, FIRST ADDITION TO THE CITY OF KLAMATH FALLS, in the County of Klamath, State of Oregon, more particularly described as follows:

Beginning at the most Westerly corner of Lot 5, Block 7, FIRST ADDITION TO THE CITY OF KLAMATH FALLS, OREGON; thence Southeasterly along the Northeasterly line of Seventh Street in said City, 60 feet; thence Northeasterly at right angles to Seventh Street, 70 feet; thence Northwesterly parallel with Seventh Street, 60 feet; thence Southwesterly along the Southeasterly line of Doty Street, 70 feet to the place of beginning.

SUBJECT TO: Conditions, Restrictions as shown on the recorded plat of First Addition to the City of Klamath Falls.

(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 as stated above

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 \$ 25,000.00. However, the actual consideration consists of or includes other property or value given or promised which is the whole or part of the consideration (indicate which). (The sentence between the symbols ©, if 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 6 day of July, 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.

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 LOUISIANA } ss.  
Parish of Webster }  
County of July 6, 1989

Personally appeared the above named Genevieve Andersch

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

Before me: Notary Public for Louisiana  
My commission expires: life

Genevieve Andersch  
Rt. 1 Box 42  
Sarepta, Louisiana 71071  
GRANTOR'S NAME AND ADDRESS  
David B. Beverly A. Clawson  
700 Doty St.  
Klamath Falls OR 97601  
GRANTEE'S NAME AND ADDRESS

After recording return to:

Klamath First Federal Savings and Loan  
540 Main Street  
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, County of ) ss.  
Personally appeared, 19

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:

(If executed by a corporation, affix corporate seal)

STATE OF OREGON, ) ss.

County of I certify that the within instrument was received for record on the day of 19, at o'clock M., and recorded in book/reel/volume No. on page or as fee/file/instrument/microfilm/reception No. Record of Deeds of said county. Witness my hand and seal of County affixed.

NAME

TITLE

By Deputy

12861

C. B. THASRAY

12862

\*\*\*\*tenants by the entirety and Winnifred G. Clawson as to an undivided one-half interest, all as tenants in common

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title Co. the 13th day of July A.D., 1989 at 3:32 o'clock P M., and duly recorded in Vol. M89 of Deeds on Page 12861.

Evelyn Biehn .County Clerk

By Douglas M. Henderson

FEE \$13.00