Vol. <u>mg9</u> Page 147 WARRANTY DEED **3689** MTC-21655(C VOL) KNOW ALL MEN BY THESE PRESENTS, That RICHARD C. BERGSTROM and CAROL A. PATZKOWSKY, husband and wife 3689 hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by ____ MARY LOU GERAUD and JOHN D. GERAUD, wife and husband , 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 5, Block 3, Tract No. 1083, CEDAR TRAILS, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon. Klamath County Tax Account #4008-020D0-01100 MOAN AND T MOUNTAIN TITLE COMPANY "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 granion 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, stated in terms of dollars, is \$ _73,000.00 MRWRYCH X HEAR AUGDOLAN KULKARING SAN KROA KULKREN YAKAYYNDRRAX YY KRERYGIRH R R REARING X XIIOR IN AR FARDA RAMXOLUBE ARTORIDE RODOWE LOUDING WHICH I XOTO EXCENSIONE DECKEDER HEX SANDALXY DIAGANGHAMBER STRAETER A TELEVA SKA CORS DR ORDSVX X 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 the day of and day of if a corporate grantor, it has caused its name to be signed and soli affixed by its officers, duly authorized thereto by order of its board of directors. ange RICHARD C. BERGSTROM KOUNDE STATE OF OREGON, STATE OF OREGON, County of of Klamat Myset 1 Personally appeared and who, being duly sworn. Personally appeared the above named each for himself and not one for the other, did say that the former is the president and that the latter is the RICHARD C. BERGSTROM and CAROL A. PATZKOWSKY secretary of Stern States and the a corporation. and acknowledged the foregoing instrument and that the seal affixed to the foregoing instrument is the corporate their voluntary act and deed. to be 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: KINGLOND (OFFICIAL OFFICIAL SEAL) Notary Public for Oregon Notary Public for Oregon My commission expires 6 16 40 My commission expires: ICHARD C. BERGSTROM and CAROL A. PATZKOWSKY STATE OF OREGON. STATERAL ST amati 9760 County of ____ Klamath I certify that the within instrument was MARY LOU GERAUD and JOHN D. GERAUD received for record on the <u>9rh</u> day of <u>Aug.</u>, <u>19 89</u>, at <u>2:32</u> o'clock <u>P</u> M., and recorded GRANTEES NAME AND ADDRESS 97481 RESERVE in book <u>M89</u> on page <u>14759</u> or as file/reel number ____ 3689 SAME AS GRANTEE Record of Deeds of said county. Witness my hand and seal of County affixed. NAME, ADDRESS. ested all his st SAME AS GRANTEE Evelyn Biehn, County Clerk Recording Officer B Quillere Mullindare Deputy NAME, ADDRESS, ZIP, Fee \$8.00