

OK

3763

WARRANTY DEED

Vol. m89 Page 14890

KNOW ALL MEN BY THESE PRESENTS, That KENNETH B. FARRIS and EDNA M. FARRIS, hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by DAVID H. WIRTZ and BETTY JO WIRTZ, husband and wife, 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:

Lot 5, Block 4 of CHEMULT, Klamath County, Oregon.

(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 easements, conditions and restrictions of record, and rights of the public in streets, roads and highways,

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 \$ 3,500.00.  
~~However, the actual consideration consists of or includes other property or value given or promised which is the whole consideration (indicate which).~~ (The sentence between the symbols ①, 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 13th day of May, 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.

Kenneth B. Farris, Kathleen B. Hiteshew  
 Kenneth B. Farris by Kathleen B. Hiteshew, his attorney-in-fact  
Edna M. Farris  
 Edna M. Farris

STATE OF OREGON, } ss.  
 County of Coos  
May 13, 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 \_\_\_\_\_

\_\_\_\_\_ 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)

Personally appeared the above named Kathleen B. Hiteshew, attorney-in-fact for Kenneth B. Farris and Edna M. Farris and acknowledged the foregoing instrument to be their voluntary act and deed.

Before me: Madina Worden  
 Notary Public for Oregon  
 My commission expires: 11-9-92

Kenneth B. Farris & Edna M. Farris  
c/o 13039 Duck Flat Road  
Turner, OR 97392

GRANTOR'S NAME AND ADDRESS

David H. Wirtz & Betty Jo Wirtz  
P. O. Box 100  
Chemult, OR 97731

GRANTEE'S NAME AND ADDRESS

After recording return to:  
David H. Wirtz & Betty Jo Wirtz  
P. O. Box 100  
Chemult, OR 97731

NAME, ADDRESS, ZIP

Until a change is requested all tax statements shall be sent to the following address.

David H. Wirtz & Betty Jo Wirtz  
P. O. 100  
Chemult, OR 97731

NAME, ADDRESS, ZIP

STATE OF OREGON, } ss.  
 County of Klamath

I certify that the within instrument was received for record on the 11th day of Aug., 1989, at 11:45 o'clock AM., and recorded in book/reel/volume No. M89 on page 14890 or as fee/file/instrument/microfilm/reception No. 3763, Record of Deeds of said county.

Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk  
 NAME TITLE

By Paula Mulendau Deputy

Fee \$8.00