

1928

WARRANTY DEED

Vol. m89 Page 15165

KNOW ALL MEN BY THESE PRESENTS, That VINCENT JAMES BODE & LOIS A. BODE, as tenants  
by the entirety

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by RUSSELL W. ANDERSON & MELODY CAROLE VANMETER & ROBERT THOMAS VANMETER, not a tenants, 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:  
in common, but all with the right of survivorship

Lot 67 in Block 49, FOURTH ADDITION TO NIMROD RIVER PARK, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Tax Account No 3611 00400 00300

\*\*Trust Deed M84 Page 17183 recorded 10/5/84 which the grantees DO NOT agree to assume or pay and grantors will hold grantee harmless

"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 covenants, conditions, restrictions, easements, those of record and apparent to the land as of the date of this deed, together with back taxes, which grantees agree to pay, and\*\* 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 \$ 19,500.00. However, the actual consideration consists of or includes other property or value given or promised which is the whole/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 15 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.

Vincent James Bode  
Vincent James Bode

Lois A. Bode  
Lois A. Bode

STATE OF OREGON, )  
County of Klamath ) ss.  
this 15 day of July, 19 89.

Personally appeared the above named  
Vincent James Bode & Lois A. Bode

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

Before me:  
(OFFICIAL SEAL) Charlene Dush  
Notary Public for Oregon  
My commission expires: 6-16-92

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:

Bode  
202 Payne Alley  
Klamath Falls, Or. 97601  
GRANTOR'S NAME AND ADDRESS

VanMeter  
P.O. Box 1253  
Klamath Falls, Or. 97601  
GRANTEE'S NAME AND ADDRESS

For recording return to:  
VanMeter  
above address

NAME, ADDRESS, ZIP

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

VanMeter  
above address

NAME, ADDRESS, ZIP

STATE OF OREGON, ss.

County of Klamath  
I certify that the within instrument was  
received for record on the 16th  
day of Aug., 19 89,  
at 9:06 o'clock A.M. and recorded  
in book M89 on page 15165 or as  
file/reel number 3928,  
Record of Deeds of said county.

Witness my hand and seal of County  
affixed.

Evelyn Biehn County Clerk  
Recording Officer  
By Caroline M. Mendenhall Deputy

Fee \$8.00