

3946

WARRANTY DEED

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KNOW ALL MEN BY THESE PRESENTS, That JOSEPH A. SILBERNAGEL & TERESA L. SILBERNAGEL
as tenants by the entirety.

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by _____, 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:

The Westerly 10 longitudinal feet of Lot 1, Block 12, FIRST ADDITION TO THE CITY OF KLAMATH FALLS, adjoining Lot 2 in said Block and Addition, and the Easterly 41.2 feet of Lot 2, Block 12, FIRST ADDITION TO THE CITY OF KLAMATH FALLS, in the County of Klamath, State of Oregon.

Tax Account No.: 3809-32BA-81.00

SUBJECT TO: Existing Trust Deed in favor of Meriam G. Kerr, J. Harvey Brannan and Rosmond A. Brannan, which buyer herein agrees to assume and pay.

"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 those of record and 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 \$41,000.00

~~However, the above consideration is not to be construed as a promise to pay any amount which is not a part of the consideration paid for this transfer. If the consideration is not paid, the above consideration should be deleted.~~

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 14 day of August, 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.

Joseph A. Silbernagel
Joseph A. Silbernagel

Teresa L. Silbernagel
Teresa L. Silbernagel

STATE OF OREGON, WISCONSIN)
County of Lacrosse ss.
8-14, 19 89

STATE OF OREGON, County of _____ ss.
19

Personally appeared the above named _____
Joseph A. Silbernagel & Teresa L. Silbernagel

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: _____

Joseph A. & Teresa L. Silbernagel
430 St. 19th St.
LaCrosse, Wisconsin 54601

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 11:12 o'clock A.M., and recorded in book M89 on page 15188 or as file/reel number 3946, Record of Deeds of said county.

Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk

Recording Officer

Dr. Pauline Miller Deputy

Fee \$8.00

Gerald D. Longhofer

424 Mt. Whitney

Klamath Falls, OR 97601

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