

4086

KNOW ALL MEN BY THESE PRESENTS, That DOROTHEA J. ZIEGLER

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by MARY LEHMAN STEINMAN, a single woman, 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 West one-half of Lot 11 of GIENGERS HOME TRACTS, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, together with that portion of vacated alley which inured thereto.

Tax Account No 3909 002CA 09300

"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 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 \$ 36,000.00. 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 18th day of August, 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.

Dorothea J. Ziegler by Patty L. Heacock  
Dorothea J. Ziegler by Patty L. Heacock, P.O.A.

STATE OF OREGON,

County of Klamath ss.

On this the 18th day of August, 1989 personally appeared Patty L. Heacock who, being duly sworn (or affirmed), did say that She is the attorney in fact for DOROTHEA J. ZIEGLER and that She executed the foregoing instrument by authority of and in behalf of said principal; and he acknowledged said instrument to be the act and deed of said principal.

Before me:

(Official Seal)

(Signature)

(Title of Officer)

Dorothea J. Ziegler

GRANTOR'S NAME AND ADDRESS

Mary Lehman Steinman

2549 Hope St.

Klamath Falls, OR 97603

GRANTEE'S NAME AND ADDRESS

After recording return to:

Klamath First Federal Savings &amp; Loan

540 Main St.

Klamath Falls, OR 97601

NAME ADDRESS ZIP

Until a change is registered all tax statements shall be sent to the following address:  
same as above

NAME ADDRESS ZIP

STATE OF OREGON,

ss.

County of Klamath

I certify that the within instrument was received for record on the 18th day of Aug., 1989, at 12:54 o'clock P.M., and recorded in book M89 on page 15429 or as file/reel number 4086.

Record of Deeds of said county.

Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk

Recording Officer

By Doreen M. Mendenhall Deputy

Fee \$8.00