Vol. <u>m89</u> Page **15436** WARRANTY DEED KNOW ALL MEN BY THESE PRESENTS, That BUSTER R. SMITH & LEONA M. SMITH, as tenants by the entirety hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by DONALD DITTMEYER & BARBARA DITTMEYER, as tenants by the entirethereinafter 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 apper-____ and State of Oregon, described as follows, to-wit: taining, situated in the County of Klauath Lot 14, LEWIS TRACTS, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon. Tax Account No 3809 035CD 08100 "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 clieck 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 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 $\frac{48,000.00}{100}$ XITTALTNE XII N KXXXXX KATTALLALI NI LANJESKANK I K SHISKANJAK MALKANAI SX MARXXXXX MAXXX MAXXX MAXXX MAXXX MAXX X WXX EXERX BUSINESS WAN A KANALANESS WAN FILL SHAN FILL SHANKANA YAGANKA MAKAMAKANAK KANAK MAKAMAKANAK In construing this deed and where the context so requires, the singular includes the plural and all grammatical X IN ACTOR X SAND JON X changes shall be implied to make the provisions hereof apply equally to corporations and to individuals. In Witness Whereof, the granter has executed this instrument this <u>10</u> day of <u>August</u>, <u>19</u> <u>89</u> 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. , Leona V. Smith, attorney in fact h by Smith 15.75 2 one Smith County of) 55. OREGON, Ŏŀ CTATE STATE OF OREGON, 19 and County of Klamath Personally appeared <u>139</u>. ____, 19 : _ who, being duly sworn, August each for himself and not one for the other, did say that the former is the __ president and that the latter is the Personally appeared the above named_ Leona V. Smith, individually __ secretary of _ and as attorney in fact of _, a corporation. and that the seal affixed to the foregoing instrument is the corporate Buster R. Smith and acknowledged the foregoing instrument seal of said corporation and that said instrument was signed and sealed ____ voluntary act and deed. in behalf of said corporation by authority of its board of directors; and to be her each of them acknowledged said instrument to be its voluntary act and deed. (OFFICIAL Before me: difficial Willene DV w SEAL) Notary Public for Oregon Notary Public for Oregon SEAL) My commission expires: OF My commission expires. 6-16-92 STATE OF OREGON, BUSTER R. SMITH **SS**. LEONA V County of ____Klamath_ erd Klumam Jally OK I certify that the within instrument was 97603 received for record on the 18th DONALD DITTMEXER & BARBARA DITTMESTER Aug., 19 89 day of ____ at 12:54 o'clock P.M., and recorded Flamath Jallo OK in book M89 on page 15436 or as STACE RESERVED ADDR 2 4089 file/reel_number___ 1118 Record of Deeds of said county. DONALD DITTMEYER & BARBARA DITTMEYER Witness my hand and seal of County affixed. 5 above ADDRES 71P Evelyn Biehn, County Clerk change is requested all tax statements shall be sent to the 10 favors a literat Recording Officer DONALD DITTMEYER & BARHARA DITTMAYER Muclerdose Deputy abover address Fee \$8.00

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