

41772

WARRANTY DEED

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KNOW ALL MEN BY THESE PRESENTS, That JOHN A. VAN METER & LORETTA M. VAN METER,
husband and wife

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by JAKE LORENTZ & AUDREE LORENTZ, husband and wife, 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:

Block 3
Lots 1, 2, 3, 4, 5, 6, 18, 19, 20, 21 and 22, TOWN OF MIDLAND, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, together with vacated alley adjacent thereto by order of vacation recorded February 6, 1957 in Volume 289, page 469, Deed Records of Klamath County, Oregon.

Tax Account No. 3908-36DA-1400

SUBJECT TO: Existing Trust Deed in favor of State of Oregon, Department of Veterans' Affairs which buyer 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 \$ 60,000.00.

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 21st 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.

John A. Van Meter
John A. Van Meter

Loretta M. Van Meter
Loretta M. Van Meter

STATE OF OREGON, County of Klamath) ss.

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:

STATE OF OREGON,
County of Klamath) ss.

Personally appeared the above named _____
John A. Van Meter & Loretta M. Van Meter

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

Before me:
Kimberly Boren
Notary Public for Oregon
My commission expires: 8-16-92

JOHN A. & LORETTA M. VAN METER

1416 Driver Ave.
Klamath Falls OR 97601
GRANTOR'S NAME AND ADDRESS

JAKE & AUDREE LORENTZ

340 3rd St
Midland OR 97634
GRANTEE'S NAME AND ADDRESS

JAKE & AUDREE LORENTZ

340 3rd St
Midland OR 97634
NAME ADDRESS, ZIP

JAKE & AUDREE LORENTZ

340 3rd St
Midland OR 97634
NAME ADDRESS, ZIP

STATE OF OREGON,

County of Klamath) ss.

I certify that the within instrument was received for record on the 21st day of Aug., 19 89, at 4:05 o'clock P.M., and recorded in book M89 on page 15564 or as file/reel number 4172.

Record of Deeds of said county.
Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk

Recording Officer
B. Davis Deputy

Fee \$8.00