

KNOW ALL MEN BY THESE PRESENTS, That

KNOW ALL MEN BY THESE PRESENTS, That
STEPHEN A. VAN BUREN and JOYCE E. VAN BUREN, husband and wife

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:

Lot 80 of MERRYMANS REPLAT OF VACATED PORTION OF OLD ORCHARD MANOR, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Klamath County Tax Account #3829-034CB-01900.

"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 all those of record and those apparent upon the land 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 \$ 49,000.00.

NOTICE TO BORROWER
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.

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 29th 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.

STEPHEN A. VAN BUREN

STATE OF OREGON, County of Klamath ss.
 August 29 10 89

STATE OF OREGON, County of _____ ss.
 _____, 19 ____
 Personally appeared _____ and _____

Personally appeared the above named _____ each for himself and not one for the other, did say that the former is the
STEPHEN A. VAN BUREN and JOYCE E. VAN BUREN president and that the latter is the
secretary of _____

and acknowledged the foregoing instrument to be ~~THEIR~~ THEIR voluntary act and deed.

Before me: *[Signature]* Fed. Before me: *[Signature]* (OFFICIAL SEAL)

(OFFICIAL SEAL) Notary Public for Oregon
 My commission expires: 11/16/91

STEPHEN A. VAN BUREN and JOYCE E. VAN BUREN
2338 Dixon
County of Klamath

EVELYN J. SHUNN
 1008 Merziman
 Elmhurst, Ill. OR 97603

KIMBLETH, JAMES, JR. 3100 GRANTEE'S NAME AND ADDRESS After standing return to: SAINT AS GRANTEE	SIGNED AND RESERVED FOR RECORDER'S USE	in book <u>M89</u> on page <u>16302</u> or a file/reel number <u>4621</u> Record of Deeds of said county.
---	--	---

Witness my hand and seal of Court
affixed.

SAME AS GRANTEE

NAME, ADDRESS, &c _____
Fee \$8.00 By *Claire Mulholland* Deputy

Fee \$8.00

MOUNTAIN TITLE COMPANY