

OK

5563

WARRANTY DEED

Vol. m89 Page 17981KNOW ALL MEN BY THESE PRESENTS, That DONALD A. SCHWANENBERG,

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by RANDI H. LUMMIS AND SUSAN K. LUMMIS, husband and wife, hereinafter called the grantee, does hereby grant, bargain, sell and convey unto the said grantee and grantee's heirs, successors and assigns, that 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 South 70 feet of Lot 340 in Block 112 of MILLS ADDITION TO THE CITY OF KLAMATH Falls, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

* THIS IS A DUPLICATE DEED REPLACING THE ORIGINAL FULFILLMENT DEED WHICH WAS LOST.*
(Donald A. Schwanenberg is the husband of Joyce E. Schwanenberg, who is deceased.)

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE)

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 of the above granted premises, free from all encumbrances except those of record and apparent to the land,

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 \$ as per real estate contract. However, the actual consideration consists of or includes other property or value given or promised which is 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 22 day of September, 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.

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.

STATE OF OREGON

County of Klamath ss.September 22, 1989

Personally appeared the above named

Donald A. Schwanenberg

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

Before me:

(OFFICIAL SEAL)

Notary Public for Oregon

My commission expires: 3-2-92

STATE OF OREGON, County of _____ ss.

_____, 19____

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: _____

(If executed by a corporation, affix corporate seal)

GRANTOR'S NAME AND ADDRESS

GRANTEE'S NAME AND ADDRESS

After recording return to:

Mr. Eugene Bailie
2255 Orchard Ave.
Klamath Falls, Oregon 97601

NAME, ADDRESS, ZIP

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

NAME, ADDRESS, ZIP

STATE OF OREGON,

County of Klamath ss.

I certify that the within instrument was received for record on the 22nd day of Sept., 1989, at 12:33 o'clock P.M., and recorded in book/reel/volume No. M89 on page 17981 or as fee/file/instrument/microfilm/reception No. 5563, Record of Deeds of said county.

Witness my hand and seal of County affixed.

Evalyn Biehn, County Clerk.....
NAME TITLE

Fee \$8.00

By D. A. Schwanenberg Deputy

1989 SEP 22 PM 12 33