

5615

WARRANTY DEED

Vol. m89 Page 18067KNOW ALL MEN BY THESE PRESENTS, That Stephen J. Keller and R. Susan Keller,  
husband and wife

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by Scott S. Lawrence  
and Julie M. Lawrence, 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 apper-  
taining, situated in the County of Klamath and State of Oregon, described as follows, to-wit:

Lot 3 in Block 11 of TRACT 1037, FIFTH ADDITION TO SUNSET VILLAGE, according  
to the official plat thereof on file in the office of the County Clerk of Klamath  
County, Oregon.

Account No. 41 3909 012BD 2000  
Key No. 562251

MOUNTAIN TITLE COMPANY

"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 to land

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 \$65,000.00  
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 25th day of September, 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 J. Keller  
Stephen J. Keller

R. Susan Keller  
R. Susan Keller  
STATE OF OREGON, County of \_\_\_\_\_ ) 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 \_\_\_\_\_

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.  
September 25, 19 89

Personally appeared the above named \_\_\_\_\_  
STEPHEN J. AND  
R. SUSAN KELLER

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

Patricia D. Chandler  
OFFICIAL  
(SEAL) Notary Public for Oregon  
My commission expires: 7-6-90

Stephen J. + R. Susan Keller

GRANTOR'S NAME AND ADDRESS  
Scott S. + Julie M. Lawrence  
3425 Coronado Way  
Klamath Falls, OR 97603

GRANTEE'S NAME AND ADDRESS  
Klamath Trust Federal Svc  
540 Main St.  
Klamath Falls OR 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,

ss.

County of Klamath  
I certify that the within instrument was  
received for record on the 25th  
day of Sept., 19 89,  
at 4:01 o'clock P.M., and recorded  
in book M89 on page 18067 or as  
file/reel number 5615

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

Evelyn Biehn, County Clerk  
Recording Officer  
By Caroline M. Anderson Deputy

Fee \$8.00

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