

5652

MTC 22162-P

WARRANTY DEED

VOL M89

Page 18126

KNOW ALL MEN BY THESE PRESENTS, That CLINTON C. STEPHENS & MARTHA M. STEPHENS

HUSBAND AND WIFE

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by PAUL GOEBEL & PHYLLIS GOEBEL, 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:

All of Lot 5 in Block 17, HOT SPRINGS 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. EXCEPT the Westerly 40 feet thereof, described in a deed from William C. Messner to Charles D. Withro, recorded in Deed Book 71 at page 146, Records of Klamath County, Oregon.

Tax Account No. 3809-29DA-2600

"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,

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 \$ 20,000.00

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 26th 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.

Clenton C. Stephens
Clenton C. Stephens

Martha M. Stephens
Martha M. Stephens

STATE OF OREGON, County of Klamath, ss.

Personally appeared _____ and

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:

Notary Public for Oregon
My commission expires:

(OFFICIAL
SEAL)

STATE OF OREGON,

County of Klamath, ss.

I certify that the within instrument was received for record on the 26th day of Sept., 19 89, at 1:02 o'clock P.M., and recorded in book M89 on page 18126 or as file/reel number 5652

Record of Deeds of said county.

Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk
Recording Officer

By Roseline Mullender, Deputy

Fee: \$8.00

MOUNTAIN TITLE COMPANY

MOUNTAIN TITLE COMPANY

MOUNTAIN TITLE COMPANY

(OFFICIAL
SEAL)

Before me:

Paul J. Spencer
Notary Public for Oregon
My Commission Expires 8-16-92

My Commission Expires

CLINTON C. & MARTHA M. STEPHENS
PO Box 1215
Klamath Falls OR 97601

GRANTOR'S NAME AND ADDRESS

PAUL GOEBEL & PHYLLIS GOEBEL
1345 Pacific Terrace
Klamath Falls OR 97601

GRANTEE'S NAME AND ADDRESS

PAUL GOEBEL & PHYLLIS GOEBEL
1345 Pacific Terrace
Klamath Falls OR 97601

NAME, ADDRESS, ZIP

Until a change is requested all tax statements shall be sent to the following address:
PAUL GOEBEL & PHYLLIS GOEBEL
1345 Pacific Terrace
Klamath Falls OR 97601

NAME, ADDRESS, ZIP