

5809

MTC 22031-1

WARRANTY DEED

Vol. m89 Page 18393

KNOW ALL MEN BY THESE PRESENTS, That

Marc Valens

G-CESS 1/24 07M

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by Ed Oueilhe & Deborah Lyn Oueilhe, 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:

see reverse

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

all those of record and those 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 \$ 29,900.00

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 1 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.

Marc Valens
Marc Valens

STATE OF OREGON,
County of Klamath

Personally appeared the above named Marc Valens

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

(OFFICIAL
SEAL)

Notary Public for Oregon

My commission expires: 6-16-92

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:

Marc Valens

P.O. Box 61

Beatty, OR 97621

GRANTOR'S NAME AND ADDRESS

Ed Oueilhe & Deborah Lyn Oueilhe

6564 Merito Place

San Bernardino, CA 92404

GRANTEE'S NAME AND ADDRESS

Ed Oueilhe & Deborah Lyn Oueilhe

6564 Merito Place San Bernardino, CA 92404

NAME, ADDRESS, ZIP

Until a change is requested all tax statements shall be sent to the following address:

Ed Oueilhe & Deborah Lyn Oueilhe

6564 Merito Place

San Bernardino, CA 92404

NAME, ADDRESS, ZIP

STATE OF OREGON,

ss.

County of _____

I certify that the within instrument was received for record on the _____ day of _____, 19 _____, at _____ o'clock _____ M., and recorded in book _____ on page _____ or as file/rec'd number _____.

Record of Deeds of said county.

Witness my hand and seal of County affixed.

By _____ Recording Officer
_____ Deputy

88881

18394

MTC No: 22039-D

EXHIBIT "A"
LEGAL DESCRIPTION

A portion of Lots 7 and 8 in Block 54, of NICHOLS 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, more particularly described as follows:

Beginning at the most Northerly corner of Lot 8, Block 54, Nichols Addition to the City of Klamath Falls, Oregon, and running thence Southwesterly along Lincoln Street, a distance of 87 feet; thence southeasterly parallel with 8th Street a distance of 60 feet; thence Northeasterly parallel with Lincoln Street a distance of 87 feet; thence Northwesterly along 8th Street a distance of 60 feet to the place of beginning; being the Northwesterly 60 feet of the Northeasterly 22 feet of Lot 7, and the Northwesterly 60 feet of Lot 8 in Block 54, Nichols Addition to the City of Klamath Falls, Oregon.

Tax Account No: 3809 032AB 01300

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Mountain Title Co. the 29th day of Sept. A.D., 19 89 at 11:19 o'clock A M., and duly recorded in Vol. M89 of Deeds on Page 18393.

FEE \$13.00

Evelyn Biehn County Clerk
By Pauline Mueller