

5866

WARRANTY DEED

Vol. m89 Page 18484

KNOW ALL MEN BY THESE PRESENTS, That
husband and wife

THOMAS J. KROL AND KATHLEEN S. KROL,

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by JOHN R. GRITMAN AND ROBIN R. LARSEN, NOT AS TENANTS IN COMMON BUT WITH THE RIGHT OF SURVIVORSHIP, 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 5 in Block 11 of TRACT NO. 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. 41-3909-12BD-1800
KEY NO. 562279

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 the 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 \$ 54,000.00. However, the actual consideration consists of or includes other property or value given or promised which is the whole part of the consideration (in which case 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 25 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.

Thomas J. Krol
Thomas J. Krol

Kathleen S. Krol
Kathleen S. Krol

STATE OF OREGON, County of _____) ss.

STATE OF OREGON,

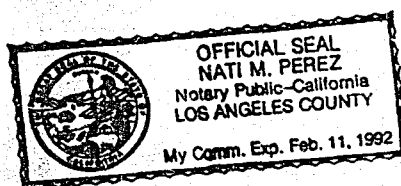
County of
STATE OF CALIFORNIA
COUNTY OF Los Angeles) ss.

On this 25th day of September, in the year 1989
before me, the undersigned, a Notary Public in and for said County and State,
personally appeared Thomas J. Krol and
Kathleen S. Krol
personally known to me or proved to me on the basis of satisfactory evidence
to be the person whose name is subscribed to this instrument, and
acknowledged that he (she or they) executed it.

Signature

Notary Public in and for said County and State

FOR NOTARY SEAL OR STAMP



My commission expires:

My commission expires:

Thomas J. & Kathleen S. Krol

STATE OF OREGON,

ss.

County of Klamath

I certify that the within instrument was received for record on the 2nd day of Oct., 19 89, at 11:28 o'clock A M., and recorded in book M89 on page 18484 or as file/reel number 5866.
Record of Deeds of said county.

Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk

Recording Officer

By Pauline Muehlenberg Deputy

GRANTOR'S NAME AND ADDRESS
John R. Gritman - Robin R. Larsen
13509 Coronado Way
Klamath Falls, OR 97603

GRANTEE'S NAME AND ADDRESS

Also known as to:
Klamath Trust Federal STI
540 Main St.
Klamath Falls OR 97601

NAME, ADDRESS, ZIP

Used (change is repeated all its addresses shall be using the following address:

Same as above

NAME, ADDRESS, ZIP

Fee \$8.00

89 OCT 2 AM 11:28

MOUNTAIN TITLE COMPANY

TT-1101 REV. 11/87 Individual Acknowledgment

MOUNTAIN TITLE COMPANY