

6077

MC 22387-L

WARRANTY DEED

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KNOW ALL MEN BY THESE PRESENTS, That Karen L. Miller who took title as Karen L. Koenig

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by Gilbert Kaufman, 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:

REFER TO THE ATTACHED LEGAL DESCRIPTION

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 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 \$ 33,500.00. 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 02 day of October, 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.

Karen L. Miller  
Karen L. Miller

STATE OF OREGON,

County of Columbia ) ss.  
October 2, 19 89.

Personally appeared the above named \_\_\_\_\_

Karen L. Miller

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

Before me, Dan M. Steh  
Notary Public for Oregon  
My commission expires: 7-02-93

Karen L. Miller  
33419 Slaven Road  
Warren, Oregon 97053  
GRANTOR'S NAME AND ADDRESS

Gilbert Kaufman  
814 Lincoln  
Klamath Falls, OR 97601  
GRANTEE'S NAME AND ADDRESS

After recording return to:

Grantee

NAME, ADDRESS, ZIP

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

Grantee

NAME, ADDRESS, ZIP

STATE OF OREGON, County of \_\_\_\_\_ ) ss.  
\_\_\_\_\_ , 19 \_\_\_\_\_.

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 \_\_\_\_\_ ss.

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/reel number \_\_\_\_\_.

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

By \_\_\_\_\_ Recording Officer  
Deputy

MTC No: 22387-L

EXHIBIT "A"  
LEGAL DESCRIPTION

A portion of Lot 6, Block 55 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 Northwesterly corner of Lot 6, Block 55 in NICHOLS ADDITION thence Southerly along Westerly line of said Lot 6, 110 feet; thence Easterly and parallel with Washington Street 65 feet to the Easterly line of said Lot 6, thence Northerly along the Easterly line of said Lot 6, 110 feet to Washington Street, thence Westerly and at right angles to Eighth Street 65 feet to the place of beginning, being all of Lot 6 of said Block 55, SAVE AND EXCEPT a strip of land 10 feet off the rear of said lot reserved for an alley.

Account No: 3809 029DC 17700

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Mountain Title Co. the 5th day  
of Oct. A.D., 19 89 at 3:37 o'clock P.M., and duly recorded in Vol. M89,  
of Deeds on Page 18857.

FEE \$13.00

Evelyn Biehn County Clerk

By C. Pauline Nielsen