

6420

WARRANTY DEED

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KNOW ALL MEN BY THESE PRESENTS, That BOBBY G. DEARING AND MARGARET E. DEARING,
HUSBAND AND WIFE

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by WILLIAM W. STEFFENHAGEN AND DENISE M. STEFFENHAGEN, HUSBAND WIFE
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 53 of SKYLINE VIEW, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Account No. 223 03910-06CB 01400
Key No. 589553

"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 \$105,000.00
However, the actual consideration consists of or includes other property or value given or promised at 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 13th 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.

Bobby G. Dearing
Bobby G. Dearing

Margaret E. Dearing
Margaret E. Dearing
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:

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 13th day of Oct., 19 89, at 12:12 o'clock PM., and recorded in book M89 on page 19496 or as file/reel number 6420
Record of Deeds of said county.

Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk

Recording Officer

B. Pauline Mulholland Deputy

Fee \$8.00

89 OCT 13 PM 12 12

STATE OF OREGON
County of Klamath ss.
October 13, 19 89

Personally appeared the above named
BOBBY G. & MARGARET E. DEARING

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

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

Bobby G. & Margaret E. Dearing
Box 79
WWHC 34, Klamath Falls, OR 97601

GRANTOR'S NAME AND ADDRESS
William W. & Denise M. Steffenhagen
7622 Skyline Dr.
Klamath Falls OR 97603

GRANTEE'S NAME AND ADDRESS
Also, including return address:
Klamath Trust Federal LLC
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