

6796

MTC 21339-D

WARRANTY DEED

Vol. m89 Page 20189

KNOW ALL MEN BY THESE PRESENTS, That REBECCA ANN FREDDI, who acquired title as REBECCA ANN MITCHELL now know as REBECCA ANN GOTCHALL

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by MARYLEE H. BUTLER

, 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 Attached Legal Description made a part herein



"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 \$ 15,500.00

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 17 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.

Rebecca Ann Gotchall  
Rebecca Ann Gotchall, formerly  
Rebecca Ann Freddi, who acquired title as  
Rebecca Ann Mitchell

STATE OF OREGON, County of Klamath, ss.  
Oct 17, 19 89

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: \_\_\_\_\_

Personally appeared the above named Rebecca Ann Gotchall, formerly Freddi, formerly, Mitchell

and acknowledged the foregoing instrument to her JANICE PADGETT, Notary Public  
Santa Barbara County  
California  
My Commission Expires April 23, 1990

(OFFICIAL SEAL) Janice Padgett

Notary Public for Oregon  
My commission expires: 4-23-90

Gotchall  
511 North Branta St  
Santa Maria, CA 93454  
GRANTOR'S NAME AND ADDRESS

Butler  
5608 Shasta Way  
Klamath Falls, OR 97603  
GRANTEE'S NAME AND ADDRESS

After recording return to:  
Butler  
above address

NAME, ADDRESS, ZIP

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

Tax Service

NAME, ADDRESS, ZIP

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

Order No.: 21339-P

EXHIBIT "A"  
LEGAL DESCRIPTION

The following described real property is situated in Klamath County, Oregon.

The Northerly 140 feet of the following described property:

That part of Lot 21, VICORY ACRES, described as follows:

Beginning at the Northwest corner of said Lot 21; thence East along the North line of said Lot 21 a distance of 100 feet; thence South along a line parallel to the West line of said Lot 21 a distance of 200 feet; thence West along a line parallel to the North line of said Lot a distance of 100 feet to the West line of said Lot 21; thence North along the West line of said Lot 21 a distance of 200 feet to the point of beginning.

Tax Account No: 3909 002AA 02700

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Mountain Title Co. the 23rd day  
of Oct. A.D., 19 89 at 11:31 o'clock AM., and duly recorded in Vol. M89,  
of Deeds on Page 20189.

Evelyn Biehn County Clerk

By Pauline Mullenbarger

FEE \$13.00