

6847

WARRANTY DEED

Vol. m89 Page 20266

KNOW ALL MEN BY THESE PRESENTS, That

Ronald C. Friesen and Rodney J. Friesen,

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by  
Audie Soyland and Linda Soyland, Husband and Wife

the grantee, does hereby grant, bargain, sell and convey unto the said grantee 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

"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.

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 \$ contract fullfillment. However, the actual consideration consists of or includes other property or value given or promised which is the whole or 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 23rd day of October, 1989; 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.

Ronald C. Friesen  
Ronald C. Friesen

Rodney J. Friesen  
Rodney J. Friesen

STATE OF OREGON,

County of Klamath, ss.  
October 23, 1989.

Personally appeared the above named

Ronald C. Friesen and

Rodney J. Friesen

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

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: \_\_\_\_\_

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

FRIESEN

815 Mitchell P.O. Box 5827  
Klamath Falls OR 97601

GRANTOR'S NAME AND ADDRESS

SOYLAND

248 Mountain View Blvd.  
Klamath Falls OR 97601

GRANTEE'S NAME AND ADDRESS

After recording return to:

GRANTEE Klamath First Federal

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:

GRANTEE same as above

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.

SPACE RESERVED

FOR  
RECORDER'S USE

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

Order No: 21601

EXHIBIT "A"  
Legal Description

## PARCEL 1

The South half of Lot 5 and all of Lots 6 and 7 in Block 4, WILLIAMS 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.

Tax Account No: 3809 028CD 11600  
3809 028CD 11700

## PARCEL 2

The North half of Lot 5 in Block 4, WILLIAMS 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.

Tax Account No: 3809 028CD 11500

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 4:01 o'clock PM., and duly recorded in Vol. M89,  
of Deeds on Page 20266.

FEE \$13.00

Evelyn Biehn County Clerk

By Caroline Muelendore