

NTC-223460

KNOW ALL MEN BY THESE PRESENTS, That Barbara J. Richartz & Vickie R. Frazer, who acquired title as Vickie R. Wardell, as tenants in common hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by Raymond T. Eufemia & Staci L. Eufemia, as tenants by the entirety, 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 10 in Block 3 of TRACT 1091, LYNNWOOD, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Tax Account No 3808 025DD 00600

"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 \$13,000.00. However, the actual consideration consists of the cash price of the property in full payment of the mortgage of \$13,000.00, the balance of the mortgage being paid by the grantee. (This sentence will bear the symbols of not applicable, should be deleted.)

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 14 day of October, 19 89; if a corporate grantor, it has caused its name to be signed and sealed affixed by its officers, duly authorized thereto by order of its board of directors.

Barbara J. Richartz  
Barbara J. Richartz

Vickie R. Frazer  
Vickie R. Frazer, who acquired title as

STATE OF OREGON, County of Vickie R. Wardell ) ss.

October 19, 1989 DESCUTES

Personally appeared BARBARA J. RICHARTZ and Vickie R. Frazer, 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

STATE OF OREGON, )  
County of Deschutes ) ss.  
October 19, 1989

Personally appeared the above named Barbara J. Richartz

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

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)

Before me: Mary Jane Munkler  
Notary Public for Oregon  
My commission expires: 9/19/92

Notary Public for Oregon  
My commission expires: SEE ATTACHED

Barbara J. Richartz & Vickie R. Wardell 19437 Temple Drive Bend, OR 97702	(GRANTOR'S NAME AND ADDRESS)
Raymond T. Eufemia & Staci L. Eufemia 4306 Anderson Street Klamath Falls, OR 97603	(GRANTEE'S NAME AND ADDRESS)
Raymond T. Eufemia & Staci L. Eufemia 4306 Anderson Street Klamath Falls, OR 97603	NAME, ADDRESS, ZIP
If a charge is requested all tax statements shall be sent to the following address: Raymond T. Eufemia & Staci L. Eufemia 4306 Anderson Street Klamath Falls, OR 97603	

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

21436

FORM NO. 23 — ACKNOWLEDGMENT  
STEVENS-NESS LAW PUB. CO., PORTLAND, ORE.

STATE OF OREGON,

County of Klamath } ss.

BE IT REMEMBERED, That on this 27th day of October, 1989  
before me, the undersigned, a Notary Public in and for said County and State, personally appeared the within  
named VICKIE R. FRAZER

known to me to be the identical individual..... described in and who executed the within instrument and  
acknowledged to me that SHE..... executed the same freely and voluntarily.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed  
my official seal the day and year last above written

Notary Public DEAN WILSON  
My Commission expires NOTARY PUBLIC OREGON  
My Commission Expires 11-19-89

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Mountain Title co. the 6th day  
of Nov. A.D., 19 89 at 3:16 o'clock P M., and duly recorded in Vol. M89,  
of Deeds on Page 21435.

FEE \$13.00

Evelyn Biehn County Clerk

By Pauline Mullenda