

7685

115122564-13

KNOW ALL MEN BY THESE PRESENTS, That

KNOW ALL MEN BY THESE PRESENTS, that DONALD G. MONROE and CHRISTINE M. MONROE, husband and wife
hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by J. M. ANDERSCH
CORPORATION, an Oregon corporation, 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 apper-
taining, situated in the County of Clatsop and State of Oregon, described as follows, to-wit:

Lot 20, Block 30¹, DARROW 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. Klamath County Tax Account #3809-033DA-09700.

SUBJECT TO: Mortgage, recorded on June 29, 1979, in Volume M79, page 15518, Microfilm Records of Klamath County, Oregon, in favor of State of Oregon, represented and acting by the Director of Veterans' Affairs, as Mortgagee; and Mortgage recorded on April 20, 1983, in Volume M83, page 6095, Microfilm Records of Klamath County, Oregon, in favor of State of Oregon, represented and acting by the Director of Veterans' Affairs which the above named Grantee agrees to assume and pay in full the above described mortgages.

"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 all those of record and those apparent upon the land as of the date of this deed and that

those of record and those apparent upon the land 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.

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 \$ 36,500.00

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ 122,222.22

Donald G 27

CHRISTINE M. MONROE

CHRISTINE M. MONROE
STATE OF OREGON, County of _____) ss.
19

Personally appeared _____, 19_____, 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 _____.

(OFFICIAL
SEAL)

STATE OF OREGON,
County of Klamath
November 9 1939

Personally appeared the above named _____
DONALD G. MONROE and CHRISTINE M. MONROE

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

(OFFICIAL John
SEAL) Notary Public for Oregon
My commission expires:

Notary Public for Oregon
My commission expires:

DONALD G. MONROE and CHRISTINE M. MONROE
5013 Strudivant
Klamath Falls, OR 97603

J. M. ANDERSCH CORPORATION, an Oregon corporation
7630 Booth Rd.
Klamath Falls, OR 97603

After recording return to:

SAME AS GRANTEE

Until a change is requested all the state fiscal year 66 rates will be the
SAME AS GRANTED

STATE OF OREGON,
County of Klamath SS.

I certify that the within instrument was received for record on the 9th day of Nov., 19 89, at 12:17 o'clock PM., and recorded in book M89 on page 21721 or as file/reel number 7685.

Witness my hand and seal of County
affixed.

Evelyn Biehn, County Clerk
Recording Officer
By Debra Millender Deputy

Fee \$8.00