

7689

WTC 22570-K

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That
CHARLES E. MONSCHETIN, dba TRI-M BUILDERS

I KNOW ALL MEN BY THESE PRESENTS, That
CHARLES E. MONSCHEIN, dba TRI-M BUILDERS
hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by JAMES E. BALSIGER
and MARY N. ZAMMETTI, not as tenants in common, but with the right of survivorship, 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 Klamath and State of Oregon, described as follows, to-wit:

Lot 10, Block 2, TRACT 1046, ROUND LAKE ESTATES, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Klamath County Tax Account # 908-007DA-01300.

"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."

check with the appropriate city or county planning department.

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 said grantor shall defend the same against the lawful claims of all persons.

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 \$ 3,000.00

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.

Witness my hand and seal of the grantor this 3rd day of November, 19 89;

In Witness Whereof, the grantor has executed this instrument this 3rd day of November, 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.

Charles E. Monseher

SECRETARY OF THE TRI-M BUILDERS

CHARLES E. MONSHEIN dba TRI-M BUILDERS
dba: Tri-M Builders

STATE OF OREGON,
County of Clatsop ss
November 3, 19 89

Personally appeared the above named
CHARLES T. MONSIEHN aka TRI-M
BUILDERS

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

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 _____, 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.

(OFFICIAL

(OFFICIAL
SEAL)

(OFFICIAL SEAL) Before me: Christine L. Kea
Notary Public for Oregon
My commission expires: 11/16/91

Notary Public for Oregon
My commission expires:

CHARLES E. MONSCHKEIN, dba TRI-M BUILDERS

JAMES E. BALSIGIR and MARY N. ZAMMETT
14203 Eavenwood Drive
Klamath Falls, OR 97601

After recording in the B

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SAME AS GRANTEE

NAME ADDRESS

STATE OF OREGON,

County of Klamath
I certify that the within instrument was
received for record on the 9th
day of Nov., 1989,
at 12:18 o'clock P M., and recorded
in book M89 on page 21729 or as
file/reel number 7689.
Record of Deeds of said county.
Witness my hand and seal of County
affixed.

Evelyn Biehn, County Clerk

By Deborah M. Mendenhall Deputy
Recording Officer

Fee \$8.00