

7690

KNOW ALL MEN BY THESE PRESENTS, That MARVIN L. BUCKMASTER AND AGNES LILLIAN BUCKMASTER, HUSBAND AND WIFE

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by STEVEN CARL SOUDER AND LYNDA LEE SOUDER, HUSBAND AND WIFE, 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 REVERSE SIDE OF THIS INSTRUMENT

"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 apparent to the land

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 \$48,000.00. 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 8th 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.

Marvin L. Buckmaster
Marvin L. Buckmaster

Agnes Lillian Buckmaster
Agnes Lillian Buckmaster

STATE OF OREGON,
County of KLAMATH, ss.
November 8, 1989

STATE OF OREGON, County of _____, ss.
19 ____.

Personally appeared the above named
Marvin L. Buckmaster and Agnes Lillian Buckmaster

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 acknowledged the foregoing instrument to be their 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)

Notary Public for Oregon
My commission expires: 8-31-91

Notary Public for Oregon
My commission expires:

Marvin L. and Agnes Lillian Buckmaster
2 Klamath 1st Federal S&L
2943 So. 6th St., Klamath Falls, OR 97603
GRANTOR'S NAME AND ADDRESS
Steven Carl Souder and Lynda Lee Souder
3153 Clinton Ave.
Klamath Falls, OR 97603
GRANTEE'S NAME AND ADDRESS
Klamath 1st Federal S&L
2943 So. 6th St.
Klamath Falls, OR 97603
NAME, ADDRESS, ZIP
Klamath 1st Federal S&L
2943 So. 6th St.
Klamath Falls, OR 97603
NAME, ADDRESS, ZIP

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

Lot 20 of LANDIS PARK according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon. EXCEPTING THEREFROM the following described parcel: Beginning at a point on the Southerly line of Lot 20 of LANDIS PARK, 112 feet South 88 degrees 44' West from the iron pin which marks the Southeast corner of Lot 20 LANDIS PARK and running thence; continuing South 88 degrees 44' West a distance of 41.8 feet to the Southwest corner of Lot 20; thence North 26 degrees 33' East, a distance of 33 feet to a point; thence South 44 degrees 24' East a distance of 39.4 feet, more or less to the point of beginning.

Tax Account No: 3909 010DA 01900

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Mountain Title Co. the 9th day
of Nov. A.D., 19 89 at 12:18 o'clock P M., and duly recorded in Vol. M89,
of Deeds on Page 21730.

Evelyn Biehn - County Clerk

By Pauline Muelenders

FEE \$13.00

