

7714

MTC 2512

WARRANTY DEED

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KNOW ALL MEN BY THESE PRESENTS, That STEVEN E. SCHAUER AND M'LISS SCHAUER,
HUSBAND AND WIFE

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by DOUGLAS A. DEAN AND LARRIE J. DEAN, 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:

Lot 31 in Block B of ELDORADO 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.

Account No. 1-3809-000-3700
Key No. 17201

"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's lawfully seized in fee simple and the above granted premises, free from all encumbrances except those of record and apparent to this 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 \$ 51,750.00.
Have and is agreed as consideration exists 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 21st day of November, 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.

Steven E. Schauer
Steven E. Schauer

M'Liss Schauer
M'Liss Schauer

STATE OF OREGON,
County of Klamath ss.
November 9, 1989

Personally appeared the above named
Steven E. Schauer and M'Liss Schauer
Schauer

and acknowledged the foregoing instrument
for the sole voluntary act and deed.

(OFFICIAL
SEAL)

Notary Public for Oregon
My commission expires 7-6-90

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: _____

Steven E. Schauer and M'Liss Schauer

GRANTOR'S NAME AND ADDRESS

Douglas A. Dean and Larrrie J. Dean

GRANTEE'S NAME AND ADDRESS

Klamath First Federal Savings and

Loan

510 Main St

Klamath Falls, OR 97601

NAME, ADDRESS, ZIP

STATE OF OREGON, ss.

County of Klamath

I certify that the within instrument was
received for record on the 9th
day of Nov., 1989
at 4:04 o'clock P.M. and recorded
in book M89 on page 2177 or as
file/reel number 7714.
Record of Deeds of said county.
Witness my hand and seal of County
affixed.

Evelyn Biehn, County Clerk

Recording Officer

B. D. McMillan, Deputy

Fee \$8.00