

7853

MTC-22550

WARRANTY DEED

Vol. m89 Page 22002

KNOW ALL MEN BY THESE PRESENTS, That as tenants by the entirety

JOHN A. VAN METER & LORETTA VAN METER,

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by ROBERT G. BOLTON & JULIE T. BOLTON, 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:

Beginning at a point 92 feet West of Southeast corner of Northwest quarter of Southeast quarter of Section 16, Township 41 South, Range 12 East of the Willamette Meridian, Klamath County, Oregon; thence North 93 feet, more or less, to the Southerly boundary of Depot Road; thence along said Southerly boundary of Depot Road in a Southwesterly direction 275 feet, more or less, to a point due West of the point of beginning; thence East 255 feet, more or less, to the point of beginning, being a portion of Lot 6 (NW $\frac{1}{4}$ SE $\frac{1}{4}$) Section 16, Township 41 South, Range 12 East of the Willamette Meridian.

Tax Account No. 4112-16DB-2700

"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 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 \$ 26,500.00

In witness whereof, the said grantor has caused this instrument to be signed and sealed by its officers, duly authorized thereto by order of its board of directors.

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

John A. Van Meter

Loretta Van Meter

STATE OF OREGON,

County of Klamath ss.

11/14, 19 89

STATE OF OREGON, County of _____ ss.

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)

(OFFICIAL

NOTARY PUBLIC-OREGON

SEAL)

My commission expires: 8/16/92

Notary Public for Oregon

My commission expires:

John A. Van Meter & Loretta Van Meter

4416 DENVER AVE

Klamath Falls OR 97603

GRANTOR'S NAME AND ADDRESS

Robert G. Bolton & Julie T. Bolton

PO Box 386

Malin OR 97632

GRANTEE'S NAME AND ADDRESS

Robert G. Bolton & Julie T. Bolton

PO Box 386

MALIN OR 97632

NAME, ADDRESS, ZIP

Until a change is requested all the statements shall be sent to the following address:

Robert G. Bolton & Julie T. Bolton

PO Box 386

MALIN OR 97632

NAME, ADDRESS, ZIP

STATE OF OREGON,

ss.

County of Klamath

I certify that the within instrument was received for record on the 14th day of Nov., 19 89, at 3:29 o'clock P.M., and recorded in book M89 on page 22002 or as file/reel number 7853, Record of Deeds of said county.

Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk

Recording Officer

By Pauline Mullendore Deputy

Fee \$8.00