

8556

MC 22523

WARRANTY DEED

Vol. 789 Page 23269

KNOW ALL MEN BY THESE PRESENTS: That

DAVID L. DUNCAN

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by RANDY STENGLEIN and KELLY STENGLEIN, 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 improvements, hereditaments and appurtenances thereunto belonging or appertaining, situated in the County of Klamath and State of Oregon, described as follows, to-wit:

Lot 15, Block 1, KLAMATH FOREST ESTATES, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Klamath County Tax Account #3510-015B0-00300.

"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 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 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 \$ 1,500.00

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.

In Witness Whereof, the grantor has executed this instrument this 10th 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.

David L. Duncan
DAVID L. DUNCAN

STATE OF CALIFORNIA

COUNTY OF San Luis Obispo

SS. 10th OF OREGON, County of Klamath, ss.

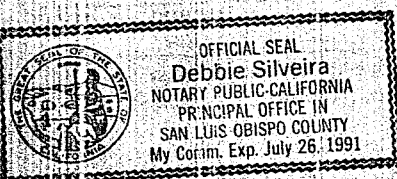
On this 10th day of October, in the year 19 89 before me, the undersigned, a Notary Public in and for said State, personally appeared David L. Duncan

personally known to me (or proved to me on the basis of satisfactory evidence) to be the person whose name is subscribed to the within instrument, and acknowledged to me that he executed it.

WITNESS my hand and official seal.

Debbie Silveira
Debbie Silveira

Debbie Silveira
Notary Public in and for said State.



NOTICE OF LEDGMENT - General - Notary Form 233C-A - Rev. 5-82
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DAVID L. DUNCAN

P.O. Box 362

Arascadero, CA 93423

GRANTOR'S NAME AND ADDRESS

RANDY STENGLEIN and KELLY STENGLEIN

5565 Benwood Drive

Monrovia, CA 93021

GRANTEE'S NAME AND ADDRESS

Recording return to:

SAME AS GRANTEE

NAME, ADDRESS, ZIP

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

SAME AS GRANTEE

NAME, ADDRESS, ZIP

STATE OF OREGON, ss.

County of Klamath

I certify that the within instrument was received for record on the 1st day of December, 19 89 at 10:57 o'clock A. M., and recorded in book 789 on page 23269 or as file/reel number 8556

Record of Deeds of said county.

Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk

Bernetha Biehn Recording Officer
Deputy

Fee \$8.00