

8652

MTC 226.4

WARRANTY DEED

Vol. M89 Page 23449

KNOW ALL MEN BY THESE PRESENTS, That

Robert J. Potucek and Carol J. Potucek, as tenants by the entirety hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by John Sullivan Ussery and Frances Sylvia Ussery, 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 107 of FIRST ADDITION TO CASITAS, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Tax Account No 3909 010CD 09400

MOUNTAIN TITLE COMPANY

"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 all those of record and those 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 \$39,900.00

In construing this deed and where the context so requires, the singular includes the plural and all grammatical charges 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 4 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.

Robert J. Potucek

Carol J. Potucek

STATE OF OREGON,
County of Klamath ss.
December 4, 1989

STATE OF OREGON, County of) ss.
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Personally appeared and 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

Personally appeared the above named Robert J. Potucek & Carol J. Potucek

and acknowledged the foregoing instrument 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)

(OFFICIAL SEAL) Notary Public for Oregon
My commission expires: 6-16-92

Notary Public for Oregon
My commission expires:

POTUCEK	STATE OF OREGON,
1174 Home date	County of Klamath
Klamath Falls, OR 97603	ss.
GRANTOR'S NAME AND ADDRESS	
Ussery	
P.O. Box 3204	
Van Nuys, CA 91407	
GRANTEE'S NAME AND ADDRESS	
At or to which return to:	
Ussery	
above address	MTC
NAME, ADDRESS, ZIP	
Until a change is requested all tax and notices shall be sent to the following address:	
Ussery	
above address	
NAME, ADDRESS, ZIP	

SHOULD BE RESERVED FOR RECORDER'S USE

STATE OF OREGON,
County of Klamath ss.
I certify that the within instrument was received for record on the 4th day of December, 1989, at 2:31 o'clock P.M., and recorded in book M89 on page 23449 or as file/reel number 8652, Record of Deeds of said county.
Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk
By Bernetha A. Ketchum, Recording Officer Deputy

Fee \$8.00