

8842

MTC 2270-1) WARRANTY DEED

Vol. m89 Page 23781

KNOW ALL MEN BY THESE PRESENTS, That Lawrence P. Burg & Karen A. Burg, husband and wife hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by Arturo Sanchez & Dolores Sanchez, 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 2 in Block 13 of FOURTH ADDITION TO WINEMA GARDENS, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Tax Account No: 3909 001AB 00200466

"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 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 \$ 57,500.00

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 7th day of December, 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.

Lawrence P. Burg
Lawrence P. Burg

Karen A. Burg
Karen A. Burg

STATE OF OREGON, County of Klamath) ss.
December 7, 19 89

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:

STATE OF OREGON, County of Klamath) ss.
December 7, 19 89

Personally appeared the above named Lawrence P. Burg & Karen A. Burg

and acknowledged the foregoing instrument to be their joint voluntary act and deed.

(OFFICIAL SEAL)

Notary Public for Oregon
My commission expires: 6-16-92

Lawrence P. Burg & Karen A. Burg

1719 Kimberly Dr
Klamath Falls, OR 97603
GRANTOR'S NAME AND ADDRESS

Arturo Sanchez & Dolores Sanchez

1719 Kimberly Dr
Klamath Falls, OR 97603
GRANTEE'S NAME AND ADDRESS

Arturo Sanchez & Dolores Sanchez

1719 Kimberly Dr
Klamath Falls, OR 97603
NAME, ADDRESS, ZIP

Arturo Sanchez & Dolores Sanchez

1719 Kimberly Dr
Klamath Falls, OR 97603
NAME, ADDRESS, ZIP

STATE OF OREGON,) ss.

County of Klamath
I certify that the within instrument was received for record on the 8th day of Dec, 19 89, at 3:38 o'clock P M., and recorded in book M89 on page 23781 or as file/reel number 8842.
Record of Deeds of said county.

Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk

Deborah Muelandere Deputy
Recording Officer

Fee \$8.00