

10401

MTC 22532-D

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That Richard J. Sustacheck & Beverly Sustacheck,
as tenants in common

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by _____, hereinafter called Michael D. Keith & Joann J. Keith, husband and wife 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:

The NE1/4 SW1/4 SW1/4 of Section 8, Township 38 South, Range 11 East of the Willamette Meridian, Klamath County, Oregon.

Tax Account No 3811 00800 01200

"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

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 \$ 40,000.00
However, the actual consideration consists of or includes _____ property or value given or promised which is the _____

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 16 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.

Richard J. Sustacheck
Richard J. Sustacheck

Beverly Sustacheck

(Individual)

STATE OF CALIFORNIA

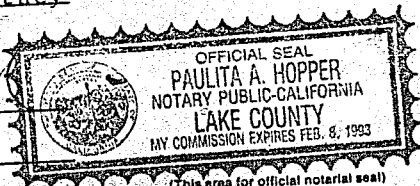
COUNTY OF Lake

} ss.

On November 16, 1989 before me, the undersigned, a Notary Public in and for said State, personally appeared Richard J. Sustacheck and Beverly Sustacheck

_____ personally known to me (or proved to me on the basis of satisfactory evidence) to be the person s whose name s subscribed to the within instrument and acknowledged that they executed the same.
WITNESS my hand and official seal.

Signature Paulita Hopper
Name (Typed or Printed)



_____) ss.
_____ and
duly sworn,
former is the
latter is the
corporation,
the corporate
ed and sealed
directors; and
ntary act and

(OFFICIAL SEAL)

SAV 15 (7/82)

GRANTOR'S NAME AND ADDRESS	
<u>Michael D. Keith & Joann J. Keith</u>	
<u>P.O. Box 24</u>	
<u>Beatty, OR 97621</u>	
GRANTEE'S NAME AND ADDRESS	
<u>Michael D. Keith & Joann J. Keith</u>	
<u>P.O. Box 24</u>	
<u>Beatty, OR 97621</u>	
NAME, ADDRESS, ZIP	
<u>Michael D. Keith & Joann J. Keith</u>	
<u>P.O. Box 24</u>	
<u>Beatty, OR 97621</u>	
NAME, ADDRESS, ZIP	

STATE OF OREGON, ss.
County of Klamath

Filed for record at request of:

Mountain Title Co.
on this 19th day of Jan. A.D., 19 90
at 4:44 o'clock P M. and duly recorded
in Vol. M90 of Deeds Page 1381
Evelyn Biehn County Clerk
By Paulita Hopper Deputy.

Fee, \$28.00