

10946

WARRANTY DEED

MTC #23010-DN

KNOW ALL MEN BY THESE PRESENTS, That CHRISTINA D. LILIENTHAL who acquired title
as CHRISTINA D. SCHROEDER

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by Rickey E. Deaton, 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:

The N1/2 of Lot 43 of FAIRACRES SUBDIVISION NO. 1 according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, SAVING AND EXCEPTING the West 5 feet for road purposes as conveyed to Klamath County, Oregon, by deed recorded December 2, 1963 in Volume 349, page 474, Deed Records of Klamath County, Oregon.

Tax Account No.: 3809 035DC 03000

"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 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 \$ 30,000.00.
~~How ever, the actual consideration of this instrument includes other property or value given or promised which is the whole or part of the consideration (and such value) (the sentence between the symbols x if not applicable, should be deleted x SEE ORS 93.030)~~

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 1 day of February, 19 90; 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.

Christina D. Lilienthal
Christina D. Lilienthal

STATE OF OREGON,)
County of Klamath) ss.
February 1, 19 90

Personally appeared the above named Christina D. Lilienthal

and acknowledged the foregoing instrument to be her voluntary act and deed.

Before me: [Signature]
(OFFICIAL SEAL) Notary Public for Oregon
My commission expires: 7/13/93

STATE OF OREGON, County of _____) ss.
_____, 19 ____.

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: _____

Christina Lilienthal
11742 Highway 39
Klamath Falls, OR 97603
GRANTOR'S NAME AND ADDRESS

Rickey E. Deaton
1309 Kane Street
Klamath Falls, OR 97603
GRANTEE'S NAME AND ADDRESS

After recording return to:
Rickey E. Deaton
1309 Kane Street
Klamath Falls, OR 97603
NAME, ADDRESS, ZIP

Until a change is requested all tax statements shall be sent to the following address:
Rickey E. Deaton
1309 Kane Street
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 1st day of Feb., 19 90, at 2:16 o'clock P M., and recorded in book M90 on page 2315 or as file/reel number 10946.
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 \$28.00