

13188

MTC 2329-K

WARRANTY DEED

Vol. M90 Page 6259

KNOW ALL MEN BY THESE PRESENTS, That

DONALD V. COMBS

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by STEVEN P. TRICHEL and JOAN M. TRICHEL, 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:

Lots 5, 6, 7, and 8 in Block 19 of NORTH KLAMATH FALLS, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Klamath County Tax Account #3809-029B3-07200.

SUBJECT TO: Notice of Abatement Proceedings, subject to the terms and provisions thereof, dated March 20, 1990, and recorded March 26, 1990, in Volume M90, page 5444 Microfilm Records of Klamath County, Oregon.

"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 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 \$ 25,000.00. The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ 25,000.00. The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ 25,000.00.

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 5th day of April, 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.

Donald V. Combs  
DONALD V. COMBS

STATE OF OREGON,  
County of Klamath  
April 5, 19 90

Personally appeared the above named  
DONALD V. COMBS

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

(OFFICIAL  
SEAL)

Notary Public for Oregon  
My commission expires: 11/13/91

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:

DONALD V. COMBS  
223 Lytton St.  
Klamath Falls, OR 97601  
GRANTOR'S NAME AND ADDRESS

STEVEN P. TRICHEL and JOAN M. TRICHEL  
P.O. Box 800  
Feno, OR 97627  
GRANTEE'S NAME AND ADDRESS

At or resulting return to:  
SAME AS GRANTEE

NAME, ADDRESS, ZIP

U.S. change is required all tax statements 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 5th  
day of April, 19 90,  
at 1:44 o'clock P.M., and recorded  
in book M90 on page 6259 or as  
file/reel number 13188

Record of Deeds of said county.  
Witness my hand and seal of County  
affixed.

Evelyn Biehn, County Clerk  
Recording Officer  
By Pauline M. Mendenhall Deputy

Fee \$28.00