

13239

MTC 22485-D

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That DOROTHY M. DEWING

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by RUSSEL C. BUEHLER & GINA E. BUEHLER, as tenants by the entirety, 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 16 of SCHIESEL TRACTS, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Tax Account No 3909 002DD 01600

"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 to the land 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 whatsoever, except those claiming under the above described encumbrances.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ 54,700.00

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 3 day of March 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.

Dorothy M. Dewing
Dorothy M. Dewing

STATE OF OREGON,)
County of Klamath) ss.
March April 3, 19 90.

Personally appeared the above named Dorothy M. Dewing

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

Before me:
(OFFICIAL SEAL) Charles F. Tucker
Notary Public for Oregon
My commission expires: 6-16-92

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:

Notary Public for Oregon
My commission expires:

(OFFICIAL SEAL)

Dewing

1700 NE 1122 Ave D3
Portland, OR 97230
GRANTOR'S NAME AND ADDRESS

Buehler
5602 Schiesel Street
Klamath Falls, OR 97601
GRANTEES NAME AND ADDRESS

After recording return to:

Buehler
see above address

NAME, ADDRESS, ZIP

Until a change is requested all tax statements shall be sent to the following address:

Buehler
c/o tax service

NAME, ADDRESS, ZIP

STATE OF OREGON, ss.

County of Klamath

I certify that the within instrument was received for record on the 6th day of April, 19 90, at 11:57 o'clock A M., and recorded in book M90 on page 6351 or as filed/reel number 13239

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

Evelyn Biehn, County Clerk

By Pauline Mulendare Recording Officer Deputy

Fee \$28.00