

KNOW ALL MEN BY THESE PRESENTS, That
ANETTE SEUTTER

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by
RUTH S. WAKE

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 35 of FIRST ADDITION TO MADISON PARK, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Tax Account No: 3909 001BB 00900

"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

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 \$ 61,900.00

[illegible]

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 1ST day of June, 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.

Annette Seutter

STATE OF OREGON,)
County of Klamath) ss.
June 1 1990

Personally appeared the above named _____
Annette Seutter

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

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

Notary Public for Oregon

My commission expires: _____

My commission expires: _____

STATE OF OREGON,

County of Klamath ss.

I certify that the within instrument was
received for record on the 1st

day of June, 19 90,
at 10:59 o'clock A M and recorded

in book N90 on page 10527 or as
file/reel number 15574

Record of Deeds of said county.
Witness my hand and seal of Court

Evelyn Biehn, County Clerk

Recording Officer

By Pauline Mullendore Deputy

Fee \$28.00

“MOUNTAIN” LITTLE COMPANY

MOUNTAIN TITLE COMPANY