

17592

WARRANTY DEED
MTC 23470-DT

Vol. M90 Page 14073

KNOW ALL MEN BY THESE PRESENTS, That Louis Frank Bouche & Michele Krieg Bouche
as tenants by the entirety

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by _____
Maria I. Gruich

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 4, Block 29, HOT SPRINGS ADDITION TO THE CITY OF KLAMATH FALLS, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Tax Account No: 3809 028BC 11100

**assume and agree to pay.

"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

except all those of record and those apparent to the land as of the date of this deed.
Subject to Trust Deed in favor of First National Bank of Oregon, dated January 19, 1978, recorded January 19, 1978, Volume M78, Page 1224, which the herein grantees** 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 \$66,900.00
~~However, the consideration for this transfer is \$66,900.00, which is the amount of the cash paid for the property by the grantee, and the grantor hereby warrants and forever defends 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.~~

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 July, 1990; 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.

Louis Frank Bouche
Louis Frank Bouche

Michele Krieg Bouche
Michele Krieg Bouche

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)

STATE OF OREGON, _____)
County of Klamath) ss.
July _____, 19 90.

Personally appeared the above named _____

Louis Frank Bouche and Michele Krieg Bouche

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

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

Notary Public for Oregon
My commission expires: _____

Louis Frank Bouche & Michele Krieg Bouche

439 N. 16th St
Springfield, OR 97478
GRANTOR'S NAME AND ADDRESS

Maria I. Gruich
9216 Eldorado
Klamath Falls, OR 97604
GRANTEE'S NAME AND ADDRESS

After recording return to:
Maria I. Gruich
see above address

NAME, ADDRESS, ZIP

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

First Interstate Bank

P.O. Box 3131

Portland, OR 97208

NAME, ADDRESS, ZIP

STATE OF OREGON, _____) ss.
County of Klamath)

I certify that the within instrument was received for record on the 16 day of July, 19 90, at 1:37 o'clock P M., and recorded in book M90 on page 14073 or as file/reel number 17592.

Record of Deeds of said county.

Witness my hand and seal of County affixed.

Evelyn Biehn

By Bunetta H. Hirsch Recording Officer
Deputy

28.00