

20643

MTC 24290- WARRANTY DEED

Vol. m90 Page 19335

KNOW ALL MEN BY THESE PRESENTS, That Theodore H. Schnormeier and Beverly A.

Schnormeier, husband and wife hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by Jeanie E. Monterossi, hereinafter called the grantee, does hereby grant, bargain, sell and convey unto the said grantee 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:

SEE ATTACHED EXHIBIT "A"

MOUNTAIN TITLE COMPANY

"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 those of record, apparent on the ground and common to real estate in the area

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 \$85,000.00. However, the actual consideration consists of or includes other property or value given or promised which is the whole or part of the consideration (indicate which). (The sentence between the symbols, if not applicable, should be deleted. See OPS 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 14 day of SEPTEMBER, 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.

OH/10
STATE OF OREGON,)
County of Klamath) ss.
September 14, 19 90

Theodore H. Schnormeier
Beverly A. Schnormeier

Personally appeared the above named

Theodore H. Schnormeier
Beverly A. Schnormeier

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

Before me

James K. Husted
Notary Public for Oregon OH/10

My commission expires: 4-6-94

STATE OF OREGON, County of _____) ss.
The foregoing instrument was acknowledged before me this _____, 19 _____, by _____, president, and by _____, secretary of _____

a _____ corporation, on behalf of the corporation.
Notary Public for Oregon _____
My commission expires: _____ (SEAL)

Theodore H. and Beverly A. Schnormeier
8542 Laymond Dr.

Gambler, Ohio 43022

GRANTOR'S NAME AND ADDRESS

Jeanie E. Monterossi
2920 Front St., Unit #A-4
Klamath Falls, OR 97601

GRANTEE'S NAME AND ADDRESS

After recording return to:

Klamath First Federal Savings and Loan
540 Main St.
Klamath Falls, OR 97601

NAME, ADDRESS, ZIP

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

NAME, ADDRESS, ZIP

STATE OF OREGON, _____ ss.

County of _____
I certify that the within instrument was received for record on the _____ day of _____, 19 _____, at _____ o'clock _____ M., and recorded in book _____ on page _____ or as file/reel number _____, Record of Deeds of said county. Witness my hand and seal of County affixed.

SPACE RESERVED
FOR
RECORDERS USE

By _____ Recording Officer
Deputy

MTC NO: 24290

EXHIBIT "A"
LEGAL DESCRIPTION

Unit No. A-4 of HARBOR ISLES CONDOMINIUMS, PHASE I, TRACT 1238, and further described in that certain Declaration recorded in Volume M83, page 21250 of the Deed Records of Klamath County, Oregon, appertaining to that real property situated in Klamath Falls, Oregon, and more completely described in said Declaration, which Declaration is incorporated herein by reference and made a part hereof as if fully set forth herein, together with an undivided interest in the general common elements appertaining to said condominiums as set forth in said Declaration, and said Condominium Unit shall be used subject to the provisions, covenants, restrictions and limitations as set forth in said Declaration, including the plans and other exhibits which are a part thereof, and the Bylaws of Harbor Isles Condominium Owners' Association recorded simultaneously therewith.

Tax Account No: 3809 019CB 90014

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Mountain Title co. the 25th day
of Sept. A.D., 19 90 at 11:59 o'clock A M., and duly recorded in Vol. M90,
of Deeds on Page 19335.

FEE \$33.00

Evelyn Biehn - County Clerk

By Paulene Muelenders