

20709

mtc 24885 WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That

DAVID W. SEUTTER and MARJORIE J. SEUTTER, husband and wife
 hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by
 JAMES WARREN EDWARD LAKE and SANDRA JO-ANN LAKE, husband and wife, 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:

Lot 16 in Block 4, Tract No. 1153, SECOND ADDITION TO PINE GROVE PONDEROSA,
 according to the official plat thereof on file in the office of the County Clerk
 of Klamath County, Oregon. Klamath County Tax Account #3910-009BC-01800.

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 all those
 of record and those apparent upon 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 whomsoever, except those claiming under the above described encumbrances.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ 132,500.00

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 26th 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.

STATE OF OREGON,
 County of Klamath) ss.
 September 26th, 19 90

Personally appeared the above named
 DAVID W. SEUTTER and MARJORIE J.
 SEUTTER

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

Notary Public for Oregon
 My commission expires: 4/24/93

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 _____ (SEAL)
 My commission expires: _____

DAVID W. SEUTTER & MARJORIE J. SEUTTER
3561 SEUTTER PLACE
KLAMATH FALLS, OR 97603
 GRANTOR'S NAME AND ADDRESS
 JAMES WARREN EDWARD LAKE & SANDRA JO-ANN LAKE
3641 SEUTTER PLACE
KLAMATH FALLS, OR 97603
 GRANTEE'S NAME AND ADDRESS

After recording return to:
SAME AS GRANTEE KFFSL
540 MAIN
RFO
 NAME, ADDRESS, ZIP

Until a change is requested all tax statements shall be sent to the following address:
SAME AS GRANTEE KFFSL
540 MAIN
RFO
 NAME, ADDRESS, ZIP

STATE OF OREGON, _____ ss.
 County of Klamath
 I certify that the within instrument was
 received for record on the 26th
 day of Sept., 19 90,
 at 3:32 o'clock P M., and recorded
 in book M90 on page 19452 or as
 file/reel number 20709.
 Record of Deeds of said county.
 Witness my hand and seal of County
 affixed.

Evelyn Biehn, County Clerk
 Recording Officer
 By Randee Muehlen Deputy

Fee \$28.00