21150 WARRANTY DEED Vol M90 Page 20268

KNOW ALL MEN BY THESE PRESENTS: That Michael D. Tyrholm hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by Dale N. Scheer and Wanda L. Scheer, 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 15 in Block 1, TRACT NO. 1091, LYNWOOD, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Tax Account No: 3808-025DD-03600

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 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 $ 106,000.00 .

~~[illegible]~~

~~[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 5th day of October, 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.

Michael D. Tyrholm

Michael D. Tyrholm

STATE OF OREGON, County of Klamath) ss.

October 5, 19 90

Personally appeared the above named Michael D. Tyrholm and acknowledged the foregoing instrument to be his voluntary act and deed.

Before me: Linda L. Field

Notary Public for Oregon

My commission expires: 11/16/91

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)

Michael D. Tyrholm
3705 Collier Lane
Klamath Falls, OR 97603
GRANTOR'S NAME AND ADDRESS

Dale N. Scheer & Wanda L. Scheer
2010 Lynnewood Blvd.
Klamath Falls, OR 97601
GRANTEE'S NAME AND ADDRESS

SAME AS GRANTEE
NAME, ADDRESS, ZIP

SAME AS GRANTEE
NAME, ADDRESS, ZIP

SPACE RESERVED FOR RECORDER'S USE

STATE OF OREGON, ss.

County of Klamath

I certify that the within instrument was received for record on the 5th day of Oct., 19 90, at 4:04 o'clock P.M., and recorded in book M90 on page 20268 or as file/reel number 21150, Record of Deeds of said county.

Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk
Recording Officer

By Pauline Mullendore Deputy

Fee $28.00