

24234

MTC #24753-DN

WARRANTY DEED

Vol. m90 Page 25692

KNOW ALL MEN BY THESE PRESENTS, That Gary James Naseth and Diane Marie Naseth, husband and wife

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by C. Michael Hartfield and Wanda D. Hartfield, 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:

Lots 11 and 12, Block 34, SECOND 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

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, IF ANY, 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 \$ 63,000.00

~~However, the actual consideration paid for this transfer, stated in terms of dollars, is \$ 63,000.00. The grantor hereby covenants to and with the 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~~

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 28th day of December, 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.
December 28, 19 90

Gary James Naseth
Gary James Naseth

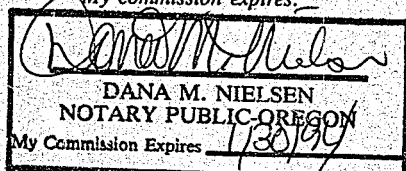
Diane Marie Naseth
Diane Marie Naseth

Personally appeared the above named _____
Gary James Naseth
Diane Marie Naseth

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

Before me:

Notary Public for Oregon
My commission expires: _____



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)

Gary James Naseth & Diane Marie Naseth
1702 Warden Ave
Klamath Falls, OR 97603
GRANTOR'S NAME AND ADDRESS

C. Michael Hartfield & Wanda D. Hartfield
500 Klamath Ave
Klamath Falls, OR 97601
GRANTEE'S NAME AND ADDRESS

After recording return to:
SAME AS GRANTEE

NAME, ADDRESS, ZIP

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

SAME AS GRANTEE

NAME, ADDRESS, ZIP

STATE OF OREGON,) ss.
County of Klamath

I certify that the within instrument was received for record on the 31st day of Dec., 19 90, at 3:01 o'clock P M., and recorded in book M90 on page 25692 or as file/reel number 24234,

Record of Deeds of said county.
Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk
Recording Officer
By Rosanne Mueller Deputy

Fee \$28.00

MOUNTAIN TITLE COMPANY