

25830

MOUNTAIN TITLE COMPANY

WARRANTY DEED

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KNOW ALL MEN BY THESE PRESENTS, That

John R. Miedecke and Della M. Miedecke, husband and wife

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by

Richard Weststeyn and Donna Weststeyn, husband and wife

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 4, Block 9, TRACT 1039, YONNA WOODS, UNIT 2, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon. TOGETHER WITH A 1983 SHERM 2U Mobile Home, Oregon License #186314, Serial #AB7SC20650R which is situate on the real property described herein.

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 \$ 62,500.00

However, the actual consideration of \$62,500.00 is hereby acknowledged to be the full and true consideration for the above described premises and the grantor hereby covenants to defend the same against all 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 13th day of February, 1991, 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

February 13, 1991

Personally appeared the above named
John R. Miedecke and
Della M. Miedecke

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

Before me:

Kristi L. Redd

Notary Public for Oregon

My commission expires: 11/16/91

STATE OF OREGON, County of

The foregoing instrument was acknowledged before me this

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by

president, and by

secretary of

a corporation, on behalf of the corporation.

Notary Public for Oregon

My commission expires:

(SEAL)

John R. Miedecke & Della M. Miedecke

RT. 1 Box 562

Bonanza, OR 97623

GRANTOR'S NAME AND ADDRESS

Richard Weststeyn & Donna Weststeyn

1001 Meikle Rd.

Hickman, CA 95323

GRANTEE'S NAME AND ADDRESS

After recording return to:

SAME AS GRANTEE

NAME, ADDRESS, ZIP

Until a change is requested all 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 13th
day of Feb., 1991,
at 3:34 o'clock P. M., and recorded
in book M91 on page 2640 or as
filed/fee number 25830

Record of Deeds, of said county.

Witness my hand and seal of County
affixed.

Evelyn Biehn, County Clerk

Recording Officer

By Laurene Mueller Deputy

Fee \$28.00

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