

29973

WARRANTY DEED

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KNOW ALL MEN BY THESE PRESENTS, That

CHARLES H. SCHULER and CAROL E. SCHULER, husband and wife

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

**See Grantees named below

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 10 of BUENA VISTA 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. ALSO the South 16 feet of vacated Oregon Avenue lying adjacent to and Northerly of said Lot 16, by Order of Vacation recorded March 16, 1959 in Volume 310, page 496, Deed Records of Klamath County, Oregon.

**Grantees - Henry T. Holman and Patricia R. Holman, Trustees of the Henry T. Holman Trust U.T.A.D. October 9, 1990 and Patricia R. Holman and Henry T. Holman, Trustees of the Patricia R. Holman Trust U.T.A.D. October 9, 1990

"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 \$ equity exchange. However, the actual consideration consists of or includes other property or value given or promised which is the whole/ part of the consideration (indicate which). (The sentence between the symbols, if not applicable, should be deleted. See ORS 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 23rd day of May, 19 91; 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.
May 23, 19 91.

Charles H. Schuler
CHARLES H. SCHULER

Personally appeared the above named
CHARLES H. SCHULER and CAROL E. SCHULER

CAROL E. SCHULER
Carol E. Schuler

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

Before me:

Kristen L. Redd
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)

CHARLES H. SCHULER & CAROL E. SCHULER
912 W. Oregon Avenue
Klamath Falls, OR 97601
GRANTOR'S NAME AND ADDRESS

HENRY T. HOLMAN & PATRICIA R. HOLMAN
2461 Hawkins
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 30th day of May, 19 91, at 10:14 o'clock A.M., and recorded in book M91 on page 10155 or as file/reel number 29973.
Record of Deeds of said county.
Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk

Recording Officer

By Debra M. Mendenhall Deputy

Fee \$28.00