

33393

mtc 25743

WARRANTY DEED

Vol. m91 Page 16383

KNOW ALL MEN BY THESE PRESENTS, That CHRIS ELVERFELD dba KLAMATH BUILDERS

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by CHRISTOPHER ELVERFELD AND GRETCHEN ELVERFELD, 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 6, 7, 8 and 9 in Block 3 of STEWART ADDITION, 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 \$ Change Vesting. ~~However, the actual consideration consists of the consideration of the property interest granted which is the whole part of the consideration (fee simple) and the source of the money for the purchase of the property should be determined by the grantor and the grantee.~~ ~~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 16 day of August, 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.
August 16, 19 91

Personally appeared the above named _____
CHRIS ELVERFELD

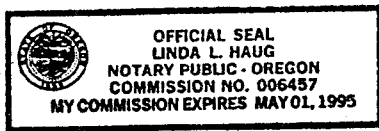
_____ and acknowledged the foregoing instrument to be his voluntary act and deed.

Before me: Linda L. Haug
Notary Public for Oregon
My commission expires: 5-1-95

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)



CHRIS ELVERFELD
<u>4160 Steensprings Hwy</u>
<u>Klamath Falls, OR 97601</u>
GRANTOR'S NAME AND ADDRESS
Christopher Elverfeld
P. O. BOX 234
Keno, OR 97627
GRANTEE'S NAME AND ADDRESS
Christopher Elverfeld
P. O. BOX 234
Keno, OR 97627
NAME, ADDRESS, ZIP
Until a change is requested all tax statements shall be sent to the following address:
Christopher Elverfeld
P. O. BOX 234
Keno, OR 97627
NAME, ADDRESS, ZIP

STATE OF OREGON, _____ ss.
County of Klamath
I certify that the within instrument was received for record on the 19th day of Aug., 19 91, at 12:25 o'clock P M., and recorded in book M91 on page 16383 or as file/reel number 33393.
Record of Deeds of said county:
Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk
Recording Officer
By Pauline Muelenisse Deputy

Fee \$28.00