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43677

ASPEN 38272
WARRANTY DEED

Volume 2 Page 8255

KNOW ALL MEN BY THESE PRESENTS, That Lynn G Westwood

hereinafter called the grantor, for the consideration hereinafter stated, the receipt of which is hereby acknowledged, does hereby grant, bargain, sell and convey unto Harry T. Schrader Jr & Shelia A. Schrader, husband and wife, with full rights of survivorship

hereinafter called the grantee, and unto grantee's heirs, successors and assigns, that 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:

Sixth Addition to Nimrod River Park, Lot 5 & 6, Block 74

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE)

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 of the above granted premises, free from all encumbrances

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 \$13,000.00

However, the actual consideration consists of or includes other property or value given or promised which is the whole consideration (indicate which). (If the actual consideration is 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 25 day of MARCH, 1992; 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.

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.

(If executed by a corporation,
affix corporate seal.)

(If the signer of the above is a corporation,
use the form of acknowledgment opposite.)

STATE OF OREGON,

County of Klamath ss.

This instrument was acknowledged before me on
March 25, 1992, by

Lynn G Westwood

Notary Public for Oregon
My commission expires: 7/23/93

STATE OF OREGON,

County of ss.

This instrument was acknowledged before me on
19____, by

of

Notary Public for Oregon

My commission expires:

(SEAL)

Lynn G Westwood

P.O. Box 961

Klamath Falls, OR 97601

GRANTOR'S NAME AND ADDRESS

Harry & Shelia Schrader

3510 Karchner RD.

Sheridan, CA 95681-9711

GRANTEE'S NAME AND ADDRESS

After recording return to:

Harry & Shelia Schrader

3510 Karchner RD

Sheridan, CA 95681-9711

NAME, ADDRESS, ZIP

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

Harry & Shelia Schrader

3510 Karchner RD.

Sheridan, CA 95681-9711

NAME, ADDRESS, ZIP

STATE OF OREGON,

County of Klamath ss.

I certify that the within instrument was received for record on the 17th day of April, 1992 at 3:41 o'clock P.M., and recorded in book/reel/volume No. M92 on page 8255 or as fee/file/instrument/microfilm/reception No. 43677, Record of Deeds of said county.

Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk.

NAME TITLE

By Pauline Mullens Deputy

Fee \$30.00

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