

46419

WARRANTY DEED

Vol. 92 Page 13508

MTC #27830 KE

KNOW ALL MEN BY THESE PRESENTS, That

ALBERT PEARCE and ROSELENE PEARCE, husband and wife

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by HARRY DAVID PASTORIUS and TERESA CAROL PASTORIUS, 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:

The Westerly 56.25 feet of Lot 2 and the Easterly 6 feet of Lot 3, Block 6, Original town of Linkville, now City of Klamath Falls, Klamath County, Oregon, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

"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 those of

record and those apparent upon the land, if any, as 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 \$ 160,000.00.

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 16th day of June, 19 92; 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.
June 16, 19 92.

Albert Pearce
ALBERT PEARCERoselene Pearce
ROSELENE PEARCE

Personally appeared the above named _____
ALBERT PEARCE
ROSELENE PEARCE

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

Before me:

Kristi L. Redd
Notary Public for OregonMy commission expires: 11/16/95

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 _____ (SEAL)
My commission expires: _____ALBERT PEARCE and ROSELENE PEARCE

GRANTOR'S NAME AND ADDRESS

HARRY DAVID PASTORIUS and TERESA CAROL PASTORIUS219 PINE ST.
KLAMATH FALLS, OR 97601

GRANTEE'S NAME AND ADDRESS

After recording return to:
HARRY DAVID PASTORIUS and TERESA CAROL PASTORIUS219 PINE ST.
KLAMATH FALLS, OR 97601

NAME, ADDRESS, ZIP

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

HARRY DAVID PASTORIUS and TERESA CAROL PASTORIUS219 PINE ST.
KLAMATH FALLS, OR 97601

NAME, ADDRESS, ZIP

NEW! RESERVED

FOR
RECORDERS USE

STATE OF OREGON,

ss.

County of Klamath

I certify that the within instrument was received for record on the 19th day of June, 19 92, at 9:07 o'clock A. M., and recorded in book M92 on page 13508 or as file/reel number 46419.

Record of Deeds of said county.

Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk

Recording Officer

By Darlene M. Muesel Deputy

Fee \$30.00