

51888

MTZ 28274

WARRANTY DEED

Vol. m92 Page 23260

KNOW ALL MEN BY THESE PRESENTS, That Richard F. Laubengayer and Susan M. Laubengayer, as Tenants by the Entirety hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by Allen Dean Ezell, 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:

PLEASE SEE REVERSE SIDE FOR LEGAL

"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 of the date of this deed, and taxes for the fiscal year 1992-1993, a lien not yet due and payable, 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 \$ 125,000.00. 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 5th day of October, 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.  
October 5, 19 92.

Richard F. Laubengayer  
Richard F. Laubengayer  
Susan M. Laubengayer  
Susan M. Laubengayer

Personally appeared the above named  
Richard F. Laubengayer and  
Susan M. Laubengayer

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

Before me:

Tracie V. Chandler  
Notary Public for Oregon  
My commission expires: 7-6-94

STATE OF OREGON, County of \_\_\_\_\_ ) ss.

The foregoing instrument was acknowledged before me this

\_\_\_\_\_, 19 \_\_\_\_\_, by \_\_\_\_\_,

\_\_\_\_\_, president, and by \_\_\_\_\_,

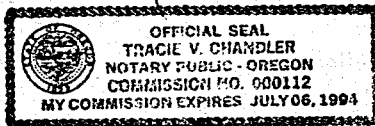
\_\_\_\_\_, secretary of \_\_\_\_\_

a \_\_\_\_\_ corporation, on behalf of the corporation.

Notary Public for Oregon \_\_\_\_\_

My commission expires: \_\_\_\_\_

(SEAL)



Richard F. and Susan M. Laubengayer

1929 Park Ave  
Klamath Falls OR 97601  
GRANTOR'S NAME AND ADDRESS

Allen Dean Ezell

2064 Van Ness St.  
Klamath Falls, OR 97601  
GRANTEE'S NAME AND ADDRESS

After recording return to:  
Klamath First Federal Savings & Loan  
540 Main St.  
Klamath Falls, OR 97601  
NAME, ADDRESS, ZIP

Until a change is requested all tax statements shall be sent to the following address:  
Klamath First Federal Savings & Loan  
540 Main St.  
Klamath Falls, OR 97601  
NAME, ADDRESS, ZIP

SPACE RESERVED

FOR  
RECORDER'S USE

STATE OF OREGON,

ss.

County of \_\_\_\_\_

I certify that the within instrument was received for record on the \_\_\_\_\_

day of \_\_\_\_\_, 19 \_\_\_\_\_,

at \_\_\_\_\_ o'clock \_\_\_\_\_ M., and recorded

in book \_\_\_\_\_ on page \_\_\_\_\_ or as

file/reel number \_\_\_\_\_.

Record of Deeds of said county.

Witness my hand and seal of County affixed.

Recording Officer

By \_\_\_\_\_ Deputy

## LEGAL DESCRIPTION

Lots 16 and 17 in Block 7 of HILLSIDE 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 a portion of Lot 15, Block 7 in HILLSIDE ADDITION to the city of Klamath Falls, described as follows:

Beginning at the Southeast corner of said Lot 15; thence Southwesterly along the Southeasterly boundary of Lot 15 a distance of 4.0 feet; thence North 15 degrees 04' East 37.4 feet to a point on the Northeasterly boundary of said Lot 15; thence Southeasterly along the Northeasterly boundary of said Lot 15, 37.0 feet to the point of beginning.

ALSO that portion of Lot 15 in Block 7 of HILLSIDE ADDITION to the City of Klamath Falls, described as follows:

Beginning at the Northeast corner of said Lot 15; thence West along the South line of Van Ness Avenue 18 feet; thence Southeasterly to a point on the Northeasterly boundary of said Lot 15 which point is 42.0 feet Southeasterly from the Northeast corner of said Lot 15; thence Northwesterly along the Northeasterly boundary of said Lot 15, 42.0 feet to the point of beginning.

ALSO the Northwesterly one-half of that portion of vacated Lawrence Street adjacent to said Lot 17 and the Northeasterly 10 feet of Lot 16.

\* \* \* END \* \* \*

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Mountain Title Co. the 5th day  
of Oct. A.D., 19 92 at 3:37 o'clock P. M., and duly recorded in Vol. M92,  
of Deeds on Page 23260.

Evelyn Biehn - County Clerk

By Pauline Nielsen

FEE \$35.00