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WARRANTY DEED

Vol. 92 Page 26329

KNOW ALL MEN BY THESE PRESENTS, That Libby Y. Schenkman, Trustee under the Libby Y. Schenkman Trust dated August 1, 1991.

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by Christopher Guy LaVere

the grantee, does hereby grant, bargain, sell and convey unto the said grantee and 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:

Lot 1 in Block 30 of Hot Springs Addition to the City of Plamath Falls, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

(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 except 1992-93 real property taxes a lien not yet payable and Deed of Trust in favor of Helen Mueller dated 4-28-89, recorded 5-18-89 in Vol. M89, page 8672, Mortgage Records of Klamath County, the balance of which grantee herein assumes and agrees to pay. 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 \$ 65,000.00

However, the actual consideration consists of or includes other property or value given or promised which is the whole 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 27th day of October, 1992 if a corporate grantor, it has caused its name to be signed and its seal affixed by an officer or other person duly authorized to do so 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.

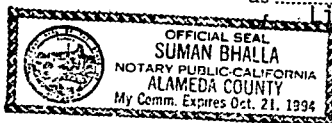
✓ Libby Y. Schenkman, Trustee
Libby Y. Schenkman, Trustee

CALIFORNIA
STATE OF OREGON, County of ALAMEDA

This instrument was acknowledged before me on 27th October, 1992, by LIBBY SCHENKMAN

This instrument was acknowledged before me on 27th October, 1992, by Libby Y. Schenkman, Trustee

as Trustee
Libby Y. Schenkman Trust dated August 1, 1991.



Sumen Bhalla

Notary Public for California
My commission expires Oct 21, 1994.

Schenkman

GRANTOR'S NAME AND ADDRESS

LaVere

GRANTEE'S NAME AND ADDRESS

After recording return to:

Crater Title Insurance Co.
604 W. Main
Medford, OR 97501

NAME, ADDRESS, ZIP

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

Grantee: Christopher Guy LaVere
2732 Pioneer Rd.
Medford, OR 97501

NAME, ADDRESS, ZIP

STATE OF OREGON,

County of } ss.

I certify that the within instrument was received for record on the day of 19, at o'clock M., and recorded in book/reel/volume No. of page or as fee/file/instrument/microfilm/reception No. Record of Deeds of said county.

Witness my hand and seal of County affixed.

NAME

TITLE

By Deputy

SPACE RESERVED
FOR
RECORDER'S USE

STATEMENT OF TRUSTEE

TO: CRATER TITLE INSURANCE CO.

RE: Order No. K-44347

Dear Sirs:

We, Libby Y. Schenkman, and _____, the undersigned Trustees of the Libby Y. Schenkman Trust dated August 1, 1991 Trust, hereby state that we are the current Trustees of said Trust and that there have/have not (cross out one) been any amendments to the Trust, that Trustees have/have not (cross out one) been subsequently substituted for either of the above named Trustees, and that the Trust is still in effect and has not been terminated.

If there have been amendments to the Trust, or if there have been Trustees substituted, we are enclosing herewith certified copies of the amendment(s) and/or of the Appointment of Successor Trustee which reflects the current status of the Trust.

We make this statement with the full understanding of its meaning and we hereby indemnify Crater Title Insurance Co. and their underwriter from any loss suffered by said Company's reliance upon this statement in their closing of the above referenced transaction.

✓ Libby Y. Schenkman
Individually Libby Y. Schenkman

✓ Libby Y. Schenkman
Trustee Libby Y. Schenkman

Individually

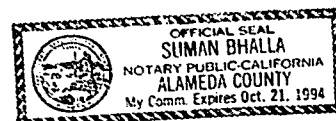
Trustee

STATE OF ~~OREGON~~ CALIFORNIA
COUNTY OF ~~YOLO~~ ALAMEDA

On 2nd OCT 1992, 1992, before me, a Notary Public in and for said State, personally appeared the within named Libby Y. Schenkman, Trustee of the Libby Y. Schenkman Trust dated August 1, 1991, known to me to be the person(s) who executed the within instrument individually and as Trustee(s).

Before me:

Suman Bhalla (Notary Public)

My Commission Expires: OCT 21, 1994

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Klamath County Title co. the 6th day of Nov. A.D., 1992 at 11:49 o'clock A M., and duly recorded in Vol. M92 of Deeds on Page 26329.

FEE \$35.00

Evelyn Biehn, County Clerk

By Douglas M. M. M. M.