

53972

WARRANTY DEED

MTL 28690 MK

KNOW ALL MEN BY THESE PRESENTS, That

SUNRISE TOWING, a Partnership of ERNEST E. BACHMAN and MICHAEL BACHMAN hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by RODNEY E. PFEIFFER and MELVIN R. HAAS, as tenants in common, 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:

Lot 33A and 33B in block 6 of RAILROAD 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.

"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 \$ 60,000.00

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 13 day of November, 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.
November 13, 19 92.

Personally appeared the above named
SUNRISE TOWING

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

Before me:

Notary Public for Oregon
My commission expires:



SUNRISE TOWING

ERNEST E. BACHMAN, A Partner

MICHAEL BACHMAN, A Partner

STATE OF OREGON, County of Klamath) ss.

The foregoing instrument was acknowledged before me this

November 13, 19 92, by Ernest E. Bachman

and Michael Bachman

A Partnership

a corporation, on behalf of the corporation.

Notary Public for Oregon
My commission expires:

Mary Kenneally (SEAL)
4/20/96

STATE OF OREGON,

ss.

County of Klamath

I certify that the within instrument was received for record on the 16th day of Nov., 19 92, at 10:58 o'clock A. M., and recorded in book M92 on page 27129 or as file/reel number 53972.
Record of Deeds of said county.

Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk

Recording Officer

By Pauline Mustendorf Deputy

Fee \$30.00