

54803

WARRANTY DEED

MTC 28823 HF

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KNOW ALL MEN BY THESE PRESENTS That  
ROBERT R. LARGE and BRENDA J. LARGE, husband and wife

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by  
TERRY A. NIEMEYER and DEBBIE L. NIEMEYER, 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 West onehalf of Lot 4 in Block 34 of HILLSIDE ADDITION, 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 \$ 1,500.00  
XXXXXX THE ABOVE CONSIDERATION IS NOT TO BE TAKEN AS A PRESENTATION OF THE TRUE AND ACTUAL CONSIDERATION PAID FOR THIS TRANSFER. THE TRUE AND ACTUAL CONSIDERATION PAID FOR THIS TRANSFER IS \$ 1,500.00.  
XXXXXX THE ABOVE CONSIDERATION IS NOT TO BE TAKEN AS A PRESENTATION OF THE TRUE AND ACTUAL CONSIDERATION PAID FOR THIS TRANSFER. THE TRUE AND ACTUAL CONSIDERATION PAID FOR THIS TRANSFER IS \$ 1,500.00.  
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 3 day of Dec, 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, ARIZONA )  
County of Cochise ) ss.  
12-3, 19 92.

Personally appeared the above named \_\_\_\_\_  
ROBERT R. LARGE  
BRENDA J. LARGE

ROBERT R. LARGE

BRENDA J. LARGE

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

Before me: [Signature]  
Notary Public for Oregon ARIZONA  
My Commission expires:  
My Commission Expires Dec. 9, 1992

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.)

ROBERT R. LARGE and BRENDA J. LARGE  
HC 2 BOX 1831  
BENSON, AZ 85602

GRANTOR'S NAME AND ADDRESS  
TERRY A. NIEMEYER and DEBBIE L. NIEMEYER  
1719 JOHNSON  
KLAMATH FALLS OR 97601

GRANTEE'S NAME AND ADDRESS  
TERRY A. NIEMEYER and DEBBIE L. NIEMEYER  
1719 JOHNSON  
KLAMATH FALLS OR 97601

NAME, ADDRESS, ZIP  
TERRY A. NIEMEYER and DEBBIE L. NIEMEYER  
1719 JOHNSON  
KLAMATH FALLS OR 97601

STATE OF OREGON, \_\_\_\_\_ ss.  
County of Klamath  
I certify that the within instrument was  
received for record on the 4th  
day of Dec, 19 92,  
at 3:48 o'clock P. M., and recorded  
in book M92 on page 28824 or as  
file/reel number 54803  
Record of Deeds of said county.  
Witness my hand and seal of County  
affixed.

Evelyn Biehn, County Clerk  
Recording Officer  
By [Signature] Deputy

fee \$30.00