

54849

WARRANTY DEED

inactive

KNOW ALL MEN BY THESE PRESENTS, That EMPIRE BUILDING SUPPLY OF OREGON, INC., an Oregon Corporation and MARK WENDT HOMES, INC., an Oregon corporation, as tenants in common hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by MIKOLAJ KUZIEWSKI and RACHELLE L. KUZIEWSKI, 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 W $\frac{1}{2}$  SE $\frac{1}{4}$  of Section 29, Township 35 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon, EXCEPTING THEREFROM that portion thereof described in the Deed to Klamath County, State of Oregon, recorded July 25, 1931 in Volume 95, page 619, Deed Records of Klamath County, Oregon. TOGETHER WITH a 1974 SNBCK 2U Mobile Home, which is situate on the real property described herein.

"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 all those of record and those apparent upon the land as of 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 \$ 80,000.00.

However, the actual consideration consists of or includes other property or value given or promised which is the whole or 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 30th 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, ) ss.  
County of \_\_\_\_\_, 19 \_\_\_\_\_

by: Richard Grow  
MARK WENDT HOMES, INC., an Oregon corporation

X by: Mark Wendt, Vice President

Personally appeared the above named \_\_\_\_\_

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

Before me:

Notary Public for Oregon  
My commission expires: \_\_\_\_\_



STATE OF OREGON, County of Klamath ) ss.

The foregoing instrument was acknowledged before me this November 30, 19 92, by RICHARD GROW, PRESIDENT of EMPIRE BUILDING SUPPLY OF OREGON, INC., an inactive Oregon corporation and MARK WENDT, President of Mark Wendt Home, Inc., an Oregon corporation, on behalf of the corporation.

Notary Public for Oregon  
My commission expires: \_\_\_\_\_

Kristi L. Redd  
(SEAL)  
11/16/95

EMPIRE BUILDING SUPPLY & MARK WENDT HOMES  
P.O. Box 223  
Klamath Falls, OR 97601  
GRANTOR'S NAME AND ADDRESS

MIKOLAJ KUZIEWSKI & RACHELLE L. KUZIEWSKI  
HC 63 Box 592D  
Chiloquin, OR 97624  
GRANTEE'S NAME AND ADDRESS

After recording return to:  
MIKOLAJ KUZIEWSKI & RACHELLE L. KUZIEWSKI  
HC 63 Box 592D  
Chiloquin, OR 97624  
NAME, ADDRESS, ZIP

Until a change is requested all tax statements shall be sent to the following address:  
MIKOLAJ KUZIEWSKI & RACHELLE L. KUZIEWSKI  
HC 63 Box 592D  
Chiloquin, OR 97624  
NAME, ADDRESS, ZIP

SPACE RESERVED

FOR

RECORDERS USE

STATE OF OREGON, ) ss.

County of Klamath  
I certify that the within instrument was received for record on the 7th day of Dec., 19 92, at 11:47 o'clock A M., and recorded in book M92 on page 28919 or as file/reel number 54849.

Record of Deeds of said county.  
Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk

Recording Officer

By Carolene Muehlenberg Deputy

Fee \$30.00

MOUNTAIN TITLE COMPANY

MOUNTAIN TITLE COMPANY