

56616

MTC

WARRANTY DEED

29198-KR

Vol. M93

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KNOW ALL MEN BY THESE PRESENTS, That RICHARD R. LOCKREM and SUSANNE LOCKREM, as tenants by the entirety hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by ANTHONY S. SEID and REBECCA L. RIAL-SEID, 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 Southerly 100 feet of Lot 12, VILLA SAINT CLAIR, 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 \$ 28,500.00

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 18th day of January, 19 93; 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.  
January 18, 19 93

Richard R. Lockrem  
RICHARD R. LOCKREM  
Susanne Lockrem  
SUSANNE LOCKREM

Personally appeared the above named  
RICHARD R. LOCKREM  
SUSANNE LOCKREM

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

Before me:

Mary Kenneally  
Notary Public for Oregon  
My commission expires: 4/20/96



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 R. LOCKREM and SUSANNE LOCKREM  
PO BOX 410  
FORT KLAMATH, OR 97626

ANTHONY S. SEID and REBECCA L. RIAL-SEID  
5414 S. 6TH  
KLAMATH FALLS, OR 97603

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5414 S. 6TH  
KLAMATH FALLS, OR 97603

STATE OF OREGON, \_\_\_\_\_ ss.

County of Klamath  
I certify that the within instrument was received for record on the 20th day of January, 19 93, at 1:41 o'clock P. M., and recorded in book M93 on page 1475 or as file/reel number 56616, Record of Deeds of said county.

Witness my hand and seal of County affixed.

Evelyn Biehn County Clerk  
Recording Officer  
By Doreen V. Vail Deputy

\$ 30.00