

56894

WARRANTY DEED

mtc 29262-KR

KNOW ALL MEN BY THESE PRESENTS, That DAVID M. LATOURETTE and PAMELA R. LATOURETTE, husband and wife hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by RONALD W. SCHLOTTMANN and MELANIE JOAN SCHLOTTMANN, 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:

Lot 13 in Block 10 of TRACT 1152, NORTH HILLS, 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 \$ 16,000.00

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 27th 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 27, 19 93.

David M. Latourette
DAVID M. LATOURETTE
Pamela R. Latourette
PAMELA R. LATOURETTE

Personally appeared the above named _____
DAVID M. LATOURETTE
PAMELA R. LATOURETTE

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

Before me:

Kristi L. Redd
Notary Public for Oregon

My commission expires: 11/16/95

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 _____ (SEAL)
My commission expires: _____



DAVID M. LATOURETTE and PAMELA R. LATOURETTE
2008 OREGON AVENUE
KLAMATH FALLS, OR 97601

GRANTOR'S NAME AND ADDRESS
RONALD W. SCHLOTTMANN and MELANIE JOAN SCHLOTTMANN
5524 NORTH HILLS DRIVE
KLAMATH FALLS, OR 97603

GRANTEE'S NAME AND ADDRESS
RONALD W. SCHLOTTMANN and MELANIE JOAN SCHLOTTMANN
5524 NORTH HILLS DRIVE
KLAMATH FALLS, OR 97603

NAME, ADDRESS, ZIP
RONALD W. SCHLOTTMANN and MELANIE JOAN SCHLOTTMANN
5524 NORTH HILLS DRIVE
KLAMATH FALLS, OR 97603
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 28th day of Jan., 19 93, at 9:47 o'clock A. M., and recorded in book M93 on page 2023 or as file/reel number 56894.
Record of Deeds of said county.
Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk
Recording Officer
By Pauline M. Biehn Deputy

Fee \$30.00