

CK

WARRANTY DEED

Vol 93 Page 3491

57693

92 FEB 18 11 34

KNOW ALL MEN BY THESE PRESENTS, That John M. Schoonover  
7740 Cannon Street, Klamath Falls, Oregon 97603  
 hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by Keith W. Kirkpatrick  
and Sallie R. Kirkpatrick, 4535 Souza Court, Eugene, Ore. 97402, hereinafter called  
 the grantee, does hereby grant, bargain, sell and convey unto the said grantee and grantee's heirs, successors and  
 assigns, that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or ap-  
 pertaining, situated in the County of Klamath and State of Oregon, described as follows, to-wit:  
 Tax Lot #2503-00900-02600, more fully described as Lot #16, Section 9,  
 of partition map as filed with Klamath County, the  $E\frac{1}{2} S\frac{1}{2} W\frac{1}{2} NW\frac{1}{2} NE\frac{1}{2}$   
 Section 9. Five acres M. or L. Township 25 South, Range 8 East.

Subject to a thirty foot easement on North boundary and a ten foot ease-  
 ment on West boundary for mutual roadway and all other roadway purposes.

Subject to easement for public utility use.

Subject to restrictions and reservations of record.

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE)

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 of the above granted premises, free from all encumbrances

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 \$5,350.00

However, the actual consideration consists of or includes other property or value given or promised which is  
 the whole 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 27th day of October, 1989;  
 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.

THIS INSTRUMENT WILL NOT ALLOW USE OF THE PROPERTY DE-  
 SCRIBED 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.

STATE OF OREGON,

County of KlamathNovember 3, 1989

Personally appeared the above named

John M. Schoonover

and acknowledged the foregoing instru-  
 ment to be his voluntary act and deed.

Before me:

(OFFICIAL  
SEAL)Debbie H. Bergner

Notary Public for Oregon

My commission expires: 12-17-91

STATE OF OREGON, County of \_\_\_\_\_ ) ss.

19

Personally appeared \_\_\_\_\_ and

\_\_\_\_\_ who, being duly sworn,  
 each for himself and not one for the other, did say that the former is the  
 president and that the latter is the  
 secretary of \_\_\_\_\_

\_\_\_\_\_ a corporation,  
 and that the seal affixed to the foregoing instrument is the corporate seal  
 of said corporation and that said instrument was signed and sealed in be-  
 half of said corporation by authority of its board of directors; and each of  
 them acknowledged said instrument to be its voluntary act and deed.

Before me:

(OFFICIAL  
SEAL)

Notary Public for Oregon

My commission expires: \_\_\_\_\_

(If executed by a corporation,  
affix corporate seal)

John M. Schoonover  
7740 Cannon Street,  
Klamath Falls, Ore. 97603

GRANTOR'S NAME AND ADDRESS

Keith W. and Sallie R. Kirkpatrick  
4535 Souza Court, 814 Greg Way  
Eugene, Oregon 97402 97404

GRANTEE'S NAME AND ADDRESS

After recording return to:

Keith W. and Sallie R. Kirkpatrick  
4535 Souza Court, 814 Greg Way  
Eugene, Oregon 97402 97404

NAME, ADDRESS, ZIP

Until a change is requested all tax statements shall be sent to the following address.

Keith W. and Sallie R. Kirkpatrick  
4535 Souza Court, 814 Greg Way  
Eugene, Oregon 97402 97404

NAME, ADDRESS, ZIP

STATE OF OREGON,

County of Klamath

I certify that the within instru-  
 ment was received for record on the  
 18th day of Feb., 1993,  
 at 11:34 o'clock A.M., and recorded  
 in book/reel/volume No. M93 on  
 page 3491 or as fee/file/instru-  
 ment/microfilm/reception No. 57693,  
 Record of Deeds of said county.

Witness my hand and seal of  
 County affixed.

Evelyn Biehn, County Clerk  
 NAME TITLE

By Debbie H. Bergner Deputy

Fee \$30.00