

58392

WARRANTY DEED

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KNOW ALL MEN BY THESE PRESENTS, That Ronald L. Schmeck and Traci J. Schmeck

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by _____, hereinafter called Robert J. Weaver

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 14 of ELM PARK, 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 end 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 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 \$ 45,000.00

~~There is no actual consideration given or promised which is the whole or part of the consideration (in which case, the words "for the consideration" should be deleted).~~

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 8th day of March, 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.
March 8, 19 93

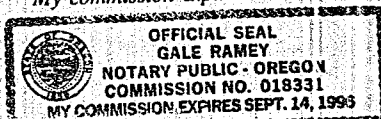
Ronald L. Schmeck
Ronald L. Schmeck
Traci J. Schmeck
Traci J. Schmeck

Personally appeared the above named
Ronald L. Schmeck and Traci J. Schmeck

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

Before me:

John Roney
Notary Public for Oregon
My commission expires: 9-1-96



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 _____ (SEAL)
My commission expires: _____

Ronald L. Schmeck and Traci J. Schmeck

STATE OF OREGON,) ss.

County of Klamath

I certify that the within instrument was received for record on the 8th day of March, 19 93, at 1:31 o'clock P. M., and recorded in book M93 on page 4806 or as file/reel number 58392.

Record of Deeds of said county.

Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk
Recording Officer
By Pauline Mulender Deputy

Fee \$30.00