

OK

60923

WARRANTY DEED

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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 C. Carl King and Shirley A. King, 33727 Row River Road, Cottage Grove, Ore, 97424, 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 appertaining, situated in the County of Klamath and State of Oregon, described as follows, to-wit:

Lot #10, Block 1, Tract 1214, Deschutes Land Sales, Unit 2, Klamath County, Five acres M. or L. Located in TWP25S R8E.

Subject to reservations, restrictions and easements of record.

Subject to utility easements.

(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 \$10,000.00

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 _____ day of _____, 19____; 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 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.

John M. Schoonover.

STATE OF OREGON, }
County of Klamath } ss.
November 22, 19 89

Personally appeared the above named
John M. Schoonover

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

Before me:
(OFFICIAL SEAL) Notary Public for Oregon
My commission expires: 7/23/93

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, Oregon 97603

GRANTOR'S NAME AND ADDRESS

C. Carl King and Shirley A. King
33727 Row River Road,
Cottage Grove, Oregon 97424

GRANTEE'S NAME AND ADDRESS

After recording return to:

C. Carl King and Shirley A. King
33727 Row River Road,
Cottage Grove, Oregon 97424

NAME, ADDRESS, ZIP

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

C. Carl King and Shirley A. King
33727 Row River Road,
Cottage Grove, Oregon 97424

NAME, ADDRESS, ZIP

STATE OF OREGON, }
County of Klamath } ss.

I certify that the within instru-
ment was received for record on the
4th day of May, 19 93,
at 10:09 o'clock A.M., and recorded
in book/reel/volume No. M93 on
page 9689 or as fee/file/instru-
ment/microfilm/reception No. 60923.
Record of Deeds of said county.

Witness my hand and seal of
County affixed.

Evelyn Biehn, County Clerk
NAME TITLE

By _____ Deputy

Fee \$30.00