

62403

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That James R. Gerhardt and Lisa M. Gerhardt

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by David B. Masl and Shireen M. Masl, 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 3, Block 43, FIRST ADDITION TO THE CITY OF KLAMATH FALLS, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

MOUNTAIN TITLE COMPANY

"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 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 \$ 44,000.00

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 2nd day of May, 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. June 2, 19 93

James R. Gerhardt Lisa M. Gerhardt

Personally appeared the above named James R. Gerhardt and Lisa M. Gerhardt

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

Before me: Notary Public for Oregon My commission expires: 9/14/96

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)

James R. Gerhardt and Lisa M. Gerhardt

STATE OF OREGON, ss.

GRANTOR'S NAME AND ADDRESS David B. Masl and Shireen M. Masl 417 Lincoln Street Klamath Falls, OR 97601

County of Klamath I certify that the within instrument was received for record on the 2nd day of June, 19 93, at 3:22 o'clock P.M. and recorded in book M93 on page 12655 or as file/reel number 62403. Record of Deeds of said county. Witness my hand and seal of County affixed.

GRANTEE'S NAME AND ADDRESS Klamath First Federal P. O. Box 5270 Klamath Falls, OR 97601

SPACE RESERVED FOR RECORDER'S USE

NAME, ADDRESS, ZIP Until a change is requested all tax statements shall be sent to the following address: Klamath First Federal P. O. Box 5270 Klamath Falls, OR 97601

Evelyn Blehn, County Clerk Recording Officer B. Quilley Mullins, Deputy

Fee \$30.00

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