MTC #30627	MOUNTAIN TITLE COMI		>~3
5899	WARRANTY DEED	Vol.may Page 1958:	7 m
KNOW ALL MEN BY TH	ESE DESCRITS That Charles H	Schulor and Carel	Î

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by Achim Barlette J. Bassler, husband and wife	assler and
the grantee, does hereby grant, bargain, sell and convey unto the said grantee and grantee's heirs successor	eragier emissi er and recione
the certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or situated in the County of Klamath and State of Oregon, described as follows, to-wit:	r appertaining,
studied in the County of and State of Oregon, described as follows, to-wit:	

Lots 4 and 5, Block 10, BUENA VISTA 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. TOGETHER WITH that portion of vacated Oregon Avenue adjacent to said Lote 4 and 5.

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,

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 \$ 139,500.00

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 3rd day of August 19 if a corporate grantor, it has caused its name to be signed and seal affixed by its officers, duly authorized thereto by

oraci of us board of directors.	Charles St Xaharles
STATE OF OREGON,) County of Benton) ss.	Charles H. Schuler
8-4 , 19 <u>9</u> 3	Carol E. Schuler
Personally appeared the above named	
Carol E. Schuler	
and acknowledged the foregoing instrument to be their voluntary act and deed.	
Before me: Ollem Wohon	STATE OF OREGON, County of

The foregoing instrument was acknowledged before me this Notary Public for Oregon _ , 19 ____ , by ____ My commission expires: 2-25-97 president, and by secretary of . OFFICIAL SEAL COLLEGN MO BRAMOND CTARY PUBLIC - OREGION corporation, on behalf of the corporation.

Notary Public for Oregon .

THE COMMISSION EXCISES FED. 29, 1991	My commission expires:	(SEAL
Charles H. Schuler Carol E. Schuler		STATE OF OREGON.
C/O KFFSL		County of Klamath I certify that the within instrument wa received for record on the 6th day of August 19 93
GRANTOR'S NAME AND ADDRESS Achim Bassler		
Arlette J. Bassler C/O KFFSL		
GRANTELA SAME AND ADDRESS	1854 E. F2 N F 4 E2	at 3:10 o'clock P. M., and recorded in book M93 on page 19583 or a
KLAMATH FIRST FEDERAL S&LA	RECORDERS USE	file/reel number 65899
2943 SOUTH SIXTH STREET KLAMATH FALLS OR 97603		
		MITALIA.

NAME, ADDRESS, ZIE KLAMATH FIRST FEDERAL S&LA Evelyn Biehn, County Clerk 2943 SOUTH SIXTH STREET

Recording Officer Danline Mulender Deputy Fee \$30.00

MOUNTAIN TITLE COMPANY

KLAMATH FALLS OR 97603