

NL

66197

K-44909

WARRANTY DEED

Vol. m93 Page 20198

KNOW ALL MEN BY THESE PRESENTS, That

Fred J. Weber

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by Fred J. Weber Randy Lee Rose, not as tenants in common, but with the right of survivorship

hereinafter called the grantee, does hereby grant, bargain, sell and convey unto the grantee and grantee's heirs, successors and assigns, that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or in any way appertaining, situated in Klamath County, State of Oregon, described as follows, to-wit:

Beginning at the Northwest corner of Lot 3, Block 102, BUENA VISTA ADDITION to the City of Klamath Falls, Oregon; thence Easterly along the Southerly line of Roosevelt Street, formerly Teddy Street, 100 feet; thence South-easterly paralleled with California Avenue 35 feet; thence Westerly parallel with Roosevelt Street 100 feet, more or less, to the Easterly line of California Avenue; thence Northwesterly along the Easterly line of California Avenue 35 feet to the point of beginning, being the Northerly 35 feet of the Westerly 100 feet of Lot 3, Block 102 BUENA VISTA ADDITION to Klamath Falls, Oregon, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE)

To Have and to Hold the same unto the grantee and grantee's heirs, successors and assigns forever.

And grantor hereby covenants to and with 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

Subject to reservations and restrictions of record, rights of way, and easements of record and those apparent upon the land, contracts and/or

liens for irrigation and/or drainage. and that

grantor will warrant and forever defend the 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 \$ -0-  
 However, the actual consideration consists of or includes other property or value given or promised which is the whole part of the consideration (indicate which). (The sentence between the symbols ©, if not applicable, should be deleted. See ORS 93.030.)

In construing this deed, where the context so requires, the singular includes the plural and all grammatical changes shall be made so that this deed shall apply equally to corporations and to individuals.

In Witness Whereof, the grantor has executed this instrument this 12th day of August, 1993; if a corporate grantor, it has caused its name to be signed and its seal, if any, affixed by an officer or other person duly authorized to do so 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.

Fred J. Weber

STATE OF OREGON, County of Klamath ) ss.

This instrument was acknowledged before me on August 12, 1993.

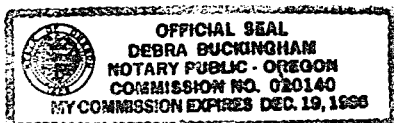
by Fred J. Weber

This instrument was acknowledged before me on , 19 ,

by , 19 ,

as

of



My commission expires 12-19-96

STATE OF OREGON, County of Klamath ) ss.

I certify that the within instrument was received for record on the 12th day of Aug. 1993, at 3:44 o'clock P.M., and recorded in book/reel/volume No. M93 on page 20198 and or as fee/file/instrument/microfilm/reception No. 66197, Record of Deeds of said County.

Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk

By Deputy

SPACE RESERVED  
FOR  
RECORDER'S USE

Grantor's Name and Address

Grantee's Name and Address

After recording return to (Name, Address, Zip):

Fred J. Weber

1702 Crescent Ave.

Klamath Falls, Oregon 97601

Until requested otherwise send all tax statements to (Name, Address, Zip):

Same As Now Listed

Fee \$30.00