

70177

MOUNTAIN TITLE COMPANY

Vol. 93 Page 27855

WARRANTY DEED

MTC 31102-KR

KNOW ALL MEN BY THESE PRESENTS, That

FRED TSCHOPP

hereinafter called the grantor, for the consideration hereinafter stated to grantor paid by CLINTON REX BEARS and SUZANNE THOMPSON, aka SUZANNE WILLIAMS, with the rights of survivorship, 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 439, Block 126, MILLS 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 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 \$ 36,000.00

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 13th day of October, 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.

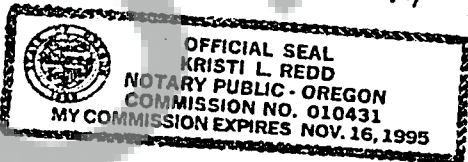
STATE OF OREGON,

County of Klamath ss.October 13, 19 93Personally appeared the above named FRED TSCHOPP

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

Before me:

Notary Public for Oregon

My commission expires: 11/16/95

STATE OF OREGON, County of Klamath ss.  
The foregoing instrument was acknowledged before me this 13th day of October, 19 93, by FRED TSCHOPP, president, and by CLINTON REX BEARS and SUZANNE WILLIAMS, secretary of CLINTON REX BEARS and SUZANNE WILLIAMS a CLINTON REX BEARS and SUZANNE WILLIAMS corporation, on behalf of the corporation.

Notary Public for Oregon  
My commission expires:

(SEAL)

FRED TSCHOPP

10975 E. Prisilla Rd.  
Camarillo, CA 93012

GRANTOR'S NAME AND ADDRESS

CLINTON REX BEARS and SUZANNE WILLIAMS  
2420 Garden Ave.  
Klamath Falls, OR 97601

GRANTEE'S NAME AND ADDRESS

After recording return to:

CLINTON REX BEARS and SUZANNE WILLIAMS  
2420 Garden Ave.  
Klamath Falls, OR 97601

NAME, ADDRESS, ZIP

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

CLINTON REX BEARS and SUZANNE WILLIAMS  
2420 Garden Ave.  
Klamath Falls, OR 97601

NAME, ADDRESS, ZIP

SPACE RESERVED

FOR

RECORDERS USE

STATE OF OREGON,

ss.

County of Klamath

I certify that the within instrument was received for record on the 25th day of Oct, 19 93, at 9:06 o'clock A M., and recorded in book 493 on page 27855 or as file/reel number 70177.  
Record of Deeds of said county.  
Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk

Recording Officer

By Darlene Nussle Deputy

Fee \$30.00

MOUNTAIN TITLE COMPANY

10-25-93A09:06 RCVD

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