

WARRANTY DEED

MTC 31463-KR

KNOW ALL MEN BY THESE PRESENTS, That

ARNOLD E. DIERINGER

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by GENEVIE M. ALDRICH 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 23, Block 8, OREGON SHORES SUBDIVISION TRACT 1053, 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." AND TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.930."

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 \$ 27,500.00

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 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 15 day of November, 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.  
November 15, 1993.

Personally appeared the above named

ARNOLD E. DIERINGER

ARNOLD E. DIERINGER

*Arnold E. Dieringer*

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

Before me:

*Diana Nickay*  
Notary Public for Oregon  
My commission expires:  
February 4, 1995

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)

ARNOLD E. DIERINGER  
1050 S. ARIZONA BLVD., Sp 226  
COOLIDGE, AZ 85228

GRANTOR'S NAME AND ADDRESS

GENEVIE M. ALDRICH  
37838 ASPENWOOD DRIVE  
CHILOQUIN, OR 97624

GRANTEE'S NAME AND ADDRESS

After recording return to:  
GENEVIE M. ALDRICH  
37838 ASPENWOOD DRIVE  
CHILOQUIN, OR 97624

NAME, ADDRESS, ZIP

Until a return is received all on a return shall be sent to the following address:

GENEVIE M. ALDRICH  
37838 ASPENWOOD DRIVE  
CHILOQUIN, OR 97624

NAME, ADDRESS, ZIP

STATE OF OREGON, ss.

County of Klamath

I certify that the within instrument was received for record on the 29th

day of Nov., 19 93, at 3:43 o'clock P. M. and recorded

in book M93 on page 31554 or as file/reel number 71997

Record of Deeds of said county. Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk

Recording Officer

By *Diana Nickay* Deputy

FEE: \$30.00