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WARRANTY DEED

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KNOW ALL MEN BY THESE PRESENTS, THAT Dianne M. Robertson and Linda C. Niemi, grantors, for valuable consideration consisting of property or value given or promised which is the whole, true, and actual consideration herein paid by Dianne M. Robertson and Linda C. Niemi, receiving as Joint tenants with full rights of survivorship to each other, hereinafter called the Grantees (with rights of survivorship): Grantors do hereby covenant to and with grantees and grantee's heirs, successors and assigns that: Grantors are lawfully seized in fee simple of the above granted premises; Grantors will warrant and forever defend the premises and any parcel thereof against the lawful claims and demands of all persons whomsoever, except those claiming under recorded encumbrances, if any; and Grantors convey with warranty unto the grantees and grantees' heirs, successors and assigns forever, to have and to hold forever, all of Grantors' interest in that certain real property with the tenements, hereditaments and appurtenances thereunto belonging or appertaining, situated in the County of Klarnath, and State of Oregon, described as follows, to wit: The liability and obligations of the Grantor(s) to Grantee(s) and Grantee's heirs and assigns under the warranties and covenants contained herein or provided by law shall be limited to the amount, nature and terms of any right or indemnification available to Grantor(s) under any title insurance policy, and Grantor(s) shall have no liability or obligation except to the extent that reimbursement for such liability or obligation is available to Grantor(s) under any such title insurance policy. 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. 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. IN WITNESS WHEREOF, the grantors have executed this instrument this 14th day of GRANTOR -Dianne M. robertson Areny STATE OF OREGON GRANTOR - Linda C. Niemi COUNTY OF SS On this 14 day of February me the above named Dianne M. Robertson and Linda C. Niemi. who each acknowledged the foregoing 199 4. personally appeared before execution of this document to be that person's voluntary act and deed. Rhorde M. Jerren Notary Public for Oregon Grantor's Name and Address: Dianne M. Robertson and Linda C. Niemi 4400 Blanton Heights. My Commission Expires: Grantee's Name and Address: Dianne M. Robertson and Linda C. Niemi 4400 Blanton Heights. Eugene OR 97405 UNTIL A CHANGE IS REQUESTED, ALL TAX STATEMENTS SHALL BE SENT TO THE FOLLOWING ADDRESS: Dianne M. Robertson and Linda C. Niemi 4400 Blanton Heights, Eugene OR 97405 STATE OF OREGON) SS COUNTY OF I certify that the within instrument was received for record on the day of on page , 199 or as lee/file/instrument/microfilm/reception No. record of deeds of the county. Witness my hand and seal of county affixed. NAME TITLE By Deputy OFFICIAL SEAL RHONDA M. TERRIEN NOTARY PUBLIC - OREGON COMMISSION NO.021000 MY COMMISSION EXPIRES JAN 05, 1997

5421 FORM No. 633-WARRANTY DEED (Individual or Corporate). CX 30379 10834 WARRANTY DEED Vol. <u>mgl_Pade</u> KNOW ALL MEN BY THESE PRESENTS, That JOHN M. SCHOONOVER hereinalter called the grantor, for the consideration hereinalter stated, to grantor paid by DIANNE M. ROBERTSON AND LINDA C. NIEMI , here , hereinalter called the grantee, does hereby grant, bargain, sell and convey unto the said grantee and grantee's heirs, successors and assigns, that 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; TRACT #1214 DESCHUTES LAND SALES UNIT 2. BLOCK 1. LOT 16 SUBJECT TO RESERVATIONS, RESTRICTIONS AND EASEMENTS OF RECORD. SUBJECT TO PUBLIC UTILITY EASEMENTS. SUBJECT TO A TEN FOOT (10 ft.)WIDE EASEMENT ADJACENT TO AND PARALLEL WITH THE EAST BOUNDARY LINE FOR MUTUAL ROADWAY AND ACCESS TO PARCELS #12. #13, #14 and #15. IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDEL 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 of the above granted premises, free from all encumbrances and that grantor will warrant and forever defend the said premises and every part and parcel thereof against the lawful cleims 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 \$10,000.00 WHAT YOU THE ACTUAL YOU STATED YOU STATED YOU AND A WAY YOU AND A WAY YOU AND YOU AND YOU AND YOU AND YOU AND YOU The mole with the constraints (indicate which). (The sentence between the symbols , it 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. . 19 If a corporate grantor, it has caused its name to be signed and sent attized by its officers, duly authorized thereto by order of its board of directors. THIS INSTRUMENT WILL NOT ALLOW USE OF THE PROPERTY DE-SCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS, BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT. THE PERSON ACQUIRING PEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USES. 0 STATE OF OREGON, STATE OF OREGON. County of county of Klamath May 10, 1991 Personally appeared Personally appeared the above pamed each for himself and not one for the other, did say that the former is the president and that the latter is thesecretary of , a corporation, and that the seal allized to the foregoing instrument is the corporate seal of said corporation and that said instrument was signed and sealed in be-half of said corporation by authority of its board of directors; and each of them acknowledged said instrument to be its voluntary act and deed. Bebre me: ment to be with the foregoing instru-GOFFICIAL Charlette Belore me SEAL) Notary Public for Oregon (OFFICIAL SEAL) Notary Public for Oregon My commission expires: 9-2092 My commission expires: (If executed by a corporation, affix corporate soal) JOHN M. SCHOONOVER 7740 CANNON STREET, KLAMATH FALLS, OREGON 97603 GRANTOR'S NAME AND ADDRESS STATE OF OREGON County ofKlamath DIANNE M. ROBERTSON & LINDA C. NIEMI 4400 BLANTON HEIGHTS STREET, I certify that the within instrument was received for record on the CONMISSION & EUGENE, OREGON 97405 STATE OF OREGON, at .11:15 ... o'clock A ... M .. and recorded SS. County of Klamath page 10834 or as fee/file/instru-Filed for record at request of: ment/microfilm/reception No. 30379, Record of Deeds of said county. Witness my hand and seal of TE OF ONE 18th day of Feb A.D., 19 94 7 cclock A M. and duly recorded Feb (A.D., 19 94 on this County affixed. 9:37 at M94 of Deeds Page in Vol. 5420 Evelyn Biehn, County Clerk Evelyn BiehnCounty Clerk By Dauline Mullendar By auluna Mullendere Deputy Fee \$28,00 Deputy. cc's INDEXED 1.00 \$35.00 Fee. nJ 11