

62302

WARRANTY DEED

12939

Vol. M86 Page 9902

KNOW ALL MEN BY THESE PRESENTS, That **BERNARD R. BALSZ and DONNA J. BALSZ**, husband and wife hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by **SHERRY ZAHLER/ Conservator of the Estate of Donald Webster Knoke, Jr.** a protected person, hereinafter 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:

The West one-half of Lot 9 in Block 1, of FIRST ADDITION TO ALTAMONT ACRES, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, excepting therefrom the North 5 feet thereof, conveyed to Klamath County for road purposes by instrument recorded June 25, 1965 in Volume 362, page 462, Microfilm Records 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 of the above granted premises, free from all encumbrances EXCEPT as shown on the reverse of this deed and those of record and apparent upon the land, if any, as of the date of this deed, 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 \$ 26,000.00

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 6th day of June, 1986; and said grantor, it has caused its name to be signed and seal affixed by its officers, duly authorized thereto by its board of directors.

Bernard R. Balsz

Donna J. Balsz
STATE OF OREGON, County of Klamath

Personally appeared

each for himself and not one for the other, did say that the former is the president and that the latter is the secretary of

and that the seal affixed to the foregoing instrument is the corporate seal of said corporation and that said instrument was signed and sealed in behalf of said corporation by authority of its board of directors, and each of them acknowledged said instrument to be its voluntary act and deed.

Notary Public for Oregon
My commission expires:

(OFFICIAL SEAL)

BERNARD R. & DONNA J. BALSZ

STATE OF OREGON,

County of Klamath

I certify that the within instrument was received for record on the day of 19

at o'clock M., and recorded in book on page or as file/ten number Record of Deeds of said county.

SPACE RESERVED FOR RECORDER'S USE

SHERRY ZAHLER, CONSERVATOR OF THE ESTATE OF DONALD WEBSTER KNOKE, JR.
4454 Altamont Klamath Falls OR 97601

After recording return to:

GRANTEE

STATE OF OREGON: COUNTY OF KLAMATH: SS.
Filed for record at request of Aspen Title of April A.D. 19 94 at 1:22 o'clock P. M., and duly recorded in Vol. M94 on Page 12938

FEE 10.00

EVELYN BIEHN County Clerk
By Annette Mueller