

98861

FORM No. 633--WARRANTY DEED (Individual or Corporate).

OK

04-24-95A10:56 RCVD

K-475608  
WARRANTY DEED

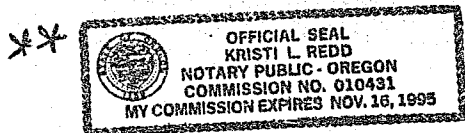
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STEVENS-NESS LAW PUBLISHING CO., PORTLAND, OREGON

KNOW ALL MEN BY THESE PRESENTS, That James D. Marston and Sharon L. Marston, husband and wife

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by ROBERT G. KAUTZMAN AND LANA R. KAUTZMAN, HUSBAND AND WIFE; 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:

LOT 16 IN BLOCK 13, TRACT NO. 1064, FIRST ADDITION TO GATEWOOD, 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 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

EASEMENTS, RESTRICTIONS, RESERVATIONS, CONDITIONS, COVENANTS AND AGREEMENTS OF RECORD, IF ANY; 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 \$84,000.00. However, the actual consideration consists of or includes other property or value given or promised which is the whole consideration (indicate which). (The sentence between the symbols ①, 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 13th day of March, 1995, 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.

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.

STATE OF OREGON,

County of Klamath } ss.  
March 13, 1995Personally appeared the above named  
James D. Marston and Sharon  
L. Marston, husband and wife

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

(OFFICIAL SEAL)

Notary Public for Oregon

My commission expires: 11/16/95

See Notary Stamp above \*

STATE OF OREGON, County of Klamath, 1995

Personally appeared \_\_\_\_\_, 19\_\_\_\_, and \_\_\_\_\_, who, being duly sworn,

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 \_\_\_\_\_, a corporation,

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.

(OFFICIAL SEAL)

Notary Public for Oregon

My commission expires: \_\_\_\_\_

(If executed by a corporation, affix corporate seal)

JAMES D. AND SHARON L. MARSTON

GRANTOR'S NAME AND ADDRESS

ROBERT G. AND LANA R. KAUTZMAN  
5405 VALLEYWOOD DRIVE  
KLAMATH FALLS, OREGON 97603

GRANTEE'S NAME AND ADDRESS

After recording return to:

ROBERT G. AND LANA R. KAUTZMAN  
5405 VALLEYWOOD DRIVE  
KLAMATH FALLS, OREGON 97603

NAME, ADDRESS, ZIP

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

ROBERT G. AND LANA R. KAUTZMAN  
5405 VALLEYWOOD DRIVE  
KLAMATH FALLS, OREGON 97603

NAME, ADDRESS, ZIP

STATE OF OREGON,

County of Klamath } ss.

I certify that the within instrument was received for record on the 24th day of April, 1995, at 10:56 o'clock A.M., and recorded in book/reel/volume No. M95 on page 10276 or as fee/title/instrument/microfilm/reception No. 98861, Record of Deeds of said county.

Witness my hand and seal of County affixed.

Bernetha G. Letsch, Co Clerk

NAME

TITLE

FEE: \$30.00

Lynette Freitag Deputy

146688