

5355

ATC # 01043594

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23389

KNOW ALL MEN BY THESE PRESENTS, That

KAY M. SINE

hereinafter called the grantor, for the consideration hereinafter stated to grantor paid by **FREDERICK A. LIEPITZ and PATRICIA L. AGEE**, not as Tenants in Common but with 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, 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 4, Block 30, HOT SPRINGS ADDITION, City of Klamath Falls, County of Klamath, State of 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 except any that are apparent to the land.

and that grantor will warrant and forever defend the above granted 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 \$35,000.00.

However, the actual consideration consists of or includes other property or value given or promised which is the whole consideration.

In construing this deed and where the context so requires, the singular includes the plural.

WITNESS grantor's hand this 31st day of February, 1990.

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.

WESLEY E. SINE

KAY M. SINE

STATE OF OREGON, County of Klamath ) ss.

Personally appeared the above named Wesley E. Sine and Kay M. Sine

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

(OFFICIAL SEAL)

Before me:

Notary Public for Oregon

My commission expires

NOTE—The sentence between the symbols ©, if not applicable, should be deleted. See Chapter 462, Oregon Laws 1967, as amended by the 1967 Special Session.

Wesley E. Sine  
Kay M. Sine

GRANTOR'S NAME AND ADDRESS

Frederick A. Liepitz  
Patricia L. Agee

GRANTEE'S NAME AND ADDRESS

After recording return to:

Patricia L. Agee  
1018 E. Adair St.  
Klamath Falls, OR. 97601

NAME, ADDRESS, ZIP

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

Patricia L. Agee  
1018 E. Adair St.  
Klamath Falls, OR. 97601

NAME, ADDRESS, ZIP

STATE OF OREGON, } ss.  
County of Klamath

I certify that the within instrument was received for record on the 30th day of Aug, 1995, at 11:21 o'clock A.M., and recorded in book/reel/volume No. 195 on page 23389 or as fee/file/instrument/microfilm/reception No. 5355, Record of Deeds of said county.

Witness my hand and seal of County affixed.

Bernetha G. Letsch, Co. Clerk  
NAME TITLE  
Deputy

FEE: \$30.00