

11728

WARRANTY DEED

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JAN 10 AID:13

KNOW ALL MEN BY THESE PRESENTS, That JOHN M. SCHOONOVER

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by DIANE K. BANOS AND PAMELA K. MATHIS, 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 #12 & #13 TRACT 1214 DESCHUTES LAND SALES, UNIT 2. BLOCK 1.

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 #14, #15 and #16.

(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

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 \$19,000.00

~~THE GRANTOR HEREBY WARRANTS AND FOREVER DEFENDS 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.~~

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 9th day of May, 1991; 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.
May 9, 1991

Personally appeared the above named

John M. Schoonover

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

Before me:

OFFICIAL SEAL

Notary Public for Oregon

My commission expires: 9-20-93

STATE OF OREGON, County of _____) ss.

Personally appeared _____ 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.

Before me:

(OFFICIAL SEAL)

Notary Public for Oregon

My commission expires:

(If executed by a corporation, affix corporate seal)

JOHN M. SCHOONOVER
7740 CANNON STREET,
KLAMATH FALLS, OREGON 97603

GRANTOR'S NAME AND ADDRESS

DIANE K. BANOS & PAMELA K. MATHIS
1590 WEST EIGHTH AVENUE,
EUGENE, OREGON 97402

GRANTEE'S NAME AND ADDRESS

After recording return to:

DIANE K. BANOS
1590 WEST EIGHTH AVENUE,
EUGENE, OREGON 97402

NAME, ADDRESS, ZIP

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

128 HANSEN LANE
EUGENE, OR 97404

NAME, ADDRESS, ZIP

STATE OF OREGON,

County of Klamath } ss.

I certify that the within instrument was received for record on the 10th day of Jan, 1996, at 10:13 o'clock A.M., and recorded in book/reel/volume No. M96 on page 798 or as fee/file/instrument/microfilm/reception No. 11728, Record of Deeds of said county.

Witness my hand and seal of County affixed.

Bernetha G. Letsch, Co. Clerk
NAME TITLE

FEE: \$30.00

Deputy