

1-1-74

22190

WARRANTY DEED

ATC # 840 449

Vol. M96

Page 22821

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

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by JAMES D. TREICHELT & MABEL SUE TREICHELT, 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 TRACT 1214 DESCHUTES LAND SALES, UNIT 2, BLOCK 1.

SUBJECT TO RESERVATIONS, RESTRICTIONS AND EASEMENTS OF RECORD.

SUBJECT TO EXISTING PLATTED ROAD.

SUBJECT TO PUBLIC UTILITY EASEMENTS.

(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 \$8,500.00

However, this deed shall not be construed to include other property or value given or promised which is the whole or part of the consideration (indicate which) (The sentence between the symbols ©, 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 17 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.

John M. Schoonover

(If executed by a corporation, affix corporate seal)

STATE OF OREGON,

County of Klamath } ss.
May 17, 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.

_____, 19____.

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:

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

GRANTOR'S NAME AND ADDRESS

JAMES D. TREICHELT & MABEL SUE
TREICHELT, 29770 KLOUTZ ROAD,
EUGENE, OREGON 97405

GRANTEE'S NAME AND ADDRESS

After recording return to:

MR. & MRS. JAMES D. TREICHELT
29770 KLOUTZ ROAD,
EUGENE, OREGON 97405

NAME, ADDRESS, ZIP

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

MR. & MRS. JAMES D. TREICHELT
29770 KLOUTZ ROAD,
EUGENE, OREGON 97405

NAME, ADDRESS, ZIP

STATE OF OREGON,

County of Klamath } ss.

I certify that the within instrument was received for record on the 29th day of July, 1996, at 11:35 o'clock A.M., and recorded in book M96 on page 22821 or as file/reel number 22190, Record of Deeds of said county.

Witness my hand and seal of County affixed.

Bernetha G. Letsch, County Clerk
Recording Officer

By _____ Deputy

Fee \$30.00

SPACE RESERVED
FOR
RECORDER'S USE

96 JUL 29 AM 1:35