

NS

71210

98 DEC 10 AM 11:13 Vol. M98 Page 45125

JOHN VINICKY

STATE OF OREGON,

County of Klamath } ss.Grantor's Name and Address
ROBIN SCHWARTZ

I certify that the within instrument was received for record on the 10th day of December, 1998, at 11:13 o'clock A.M., and recorded in book/reel/volume No. M98 on page 45125 and/or as fee/file/instrument/microfilm/reception No. 71210, Record of Deeds of said County.

Grantee's Name and Address

After recording, return to (Name, Address, Zip):
ROBIN SCHWARTZ
1946 LEXINGTON AVENUE
KLAMATH FALLS, OR 97601

SPACE RESERVED
FOR
RECORDER'S USE

Witness my hand and seal of County affixed.

Until requested otherwise, send all tax statements to (Name, Address, Zip):

ROBIN SCHWARTZ
1946 LEXINGTON AVENUE
KLAMATH FALLS, OR 97601

Fee: \$30.00

Bernetha G. Letsch, Co. Clerk
NAME TITLE

By Kathleen Ross, Deputy.

K53020

WARRANTY DEED

KNOW ALL BY THESE PRESENTS that JOHN VINICKYhereinafter called grantor, for the consideration hereinafter stated, to grantor paid by ROBIN SCHWARTZ

hereinafter called grantee, does hereby grant, bargain, sell and convey unto the grantee and grantee's heirs, successors and assigns, that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or in any way appertaining, situated in Klamath County, State of Oregon, described as follows, to-wit:

Lots 1 and 2 in Block 21 of Second Addition to the City of Klamath Falls, Oregon, 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 grantee and grantee's heirs, successors and assigns forever.

And grantor hereby covenants to and with 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 (if no exceptions, so state):

and that grantor will warrant and forever defend the 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 \$30,000.00. ^{ss.} However, the actual consideration consists of or includes other property or value given or promised which is ☐ the whole ☐ part of the (indicate which) consideration. ^{ss.} (The sentence between the symbols ^{ss.}, if not applicable, should be deleted. See ORS 93.030.)

In construing this deed, where the context so requires, the singular includes the plural, and all grammatical changes shall be made so that this deed shall apply equally to corporations and to individuals.

In witness whereof, the grantor has executed this instrument this 1st day of December, 1998; if grantor is a corporation, it has caused its name to be signed and its seal, if any, affixed by an officer or other person duly authorized to do so 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 AND TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.930.

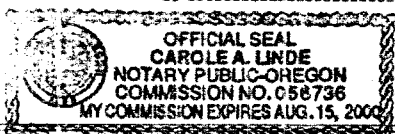
JOHN VINICKY

STATE OF OREGON, County of Klamathby JOHN VINICKY This instrument was acknowledged before me on December 1, 1998,

by _____, 19____,

as _____

of _____



Notary Public for Oregon

My commission expires 8/15/00