

28252

WARRANTY DEED

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KNOW ALL MEN BY THESE PRESENTS, That Mark A. Warmann

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by Matthew Lagier, Trustee for Amy B. Warmann, a minor, 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:

the North half of the South half of the Southeast quarter of the Northwest quarter, reserving therefrom a twenty foot easement on the South and East for ingress and egress, and public utility purposes; and the South half of the North half of the Northwest quarter of the Northeast quarter, reserving therefrom a 20 foot easement on the North thereof, all in Section 17, Township 24 South, Range 10 East of the Willamette Meridian.

(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 \$ Gift. However, the actual consideration consists of or includes 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 10th day of JANUARY, 1977, 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.

(If executed by a corporation, affix corporate seal)

Mark A. Warmann  
Mark A. Warmann

Colorado  
STATE OF OREGON,

County of Denver } ss.  
10 January, 1977

Personally appeared the above named  
MARK A. WARMANN

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

Before me: Lucile C. Powell  
(OFFICIAL SEAL) Notary Public for Oregon Colorado  
My commission expires: 10 Oct 1977

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: \_\_\_\_\_

Mark A. Warmann  
1230 Linda Place  
Tracy, Ca. 95376  
GRANTOR'S NAME AND ADDRESS

Matthew Lagier-Trustee A.B. Warmann  
1230 Linda Pl.  
Tracy, Ca. 95376  
GRANTEE'S NAME AND ADDRESS

After recording return to:

Matthew Lagier, Trustee A.B. Warmann  
1230 Linda Place  
Tracy, Ca. 95376  
NAME, ADDRESS, ZIP

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

Matthew Lagier, Trustee A.B. Warmann  
1230 Linda Place  
Tracy, Ca. 95376  
NAME, ADDRESS, ZIP

SPACE RESERVED  
FOR  
RECORDER'S USE

STATE OF OREGON,

County of KLANATH } ss.

I certify that the within instrument was received for record on the 18th day of APRIL, 1977, at 3:31 o'clock P.M., and recorded in book M 77 on page 6533 or as file/reel number 28252.

Record of Deeds of said county.

Witness my hand and seal of County affixed.

WM. D. MILNE

By Hazel D. Milne Recording Officer Deputy

FEE \$ 3.00