

95166

WARRANTY DEED

STEVENESS LAW PUBLISHING CO. PORTLAND, OR. 97204

Vol. M81 Page 1294

KNOW ALL MEN BY THESE PRESENTS, That

Rod Thomas Eggleston,
hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by
ROSEANN FRANCES STURM, a single woman
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 38 in Block 29 in Oregon Shores Subdivision - Unit 2 in Tract No. 1113, 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 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

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 \$7,400.00.
However, the actual consideration consists of or includes other property or value given or promised which is the whole 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 5th day of January, 1981; 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)



OFFICIAL SEAL
JAN BESS
NOTARY PUBLIC - CALIFORNIA
ORANGE COUNTY
My comm. expires JAN 13, 1984

Rod Thomas Eggleston
Rod Thomas Eggleston

STATE OF OREGON, California } ss.
County of Orange
January 5, 1981

STATE OF OREGON, County of) ss.
January 5, 1981

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 _____

Personally appeared the above named
Rod Thomas Eggleston
and acknowledged the foregoing instrument to be his voluntary act and deed.

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) Jan Bess
Notary Public for California
My commission expires: Jan 13, 1984

Notary Public for Oregon
My commission expires:

(OFFICIAL SEAL)

ROD THOMAS EGGLESTON
17172 Pacific Coast Highway #105
Huntington Beach, California
GRANTOR'S NAME AND ADDRESS

Roseann Frances Sturm
2011 Port Albans Cr.
Newport Beach, California 92660
GRANTEE'S NAME AND ADDRESS

After recording return to:
Roseann Frances Sturm
2011 Port Albans Cr.
Newport Beach, California 92660
NAME, ADDRESS, ZIP

Until a change is requested all tax statements shall be sent to the following address.
Roseann Frances Sturm
same as above
NAME, ADDRESS, ZIP

STATE OF OREGON, } ss.
County of Klamath

I certify that the within instrument was received for record on the 27th day of January, 1981, at 2:29 o'clock P.M., and recorded in book/reel/volume No. M81 on page 1294 or as document/fee/file/instrument/microfilm No. 95166, Record of Deeds of said county.

Witness my hand and seal of County affixed.

Evelyn Biehn County Clerk

By Bernetha Helock Deputy

fee \$3.50