

96471

WARRANTY DEED

38-23196

Vol. 181 Page

3500



KNOW ALL MEN BY THESE PRESENTS, That ALEX FAUSTINO SANSON

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by DAVID J. Fox, a single man

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 1, Block 17, Tract No. 1010, FIRST ADDITION TO FERGUSON MOUNTAIN PINES, in the County of Klamath, State of 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

SEE ATTACHED EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

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 \$ 600.00

① 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). ① (The sentence between the symbols ①, 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 27th day of February, 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)

Alex Faustino Sanson  
ALEX FAUSTINO SANSON

STATE OF OREGON, )  
County of ) ss.  
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Personally appeared the above named

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

Before me:

(OFFICIAL  
SEAL)

Notary Public for Oregon  
My commission expires:

STATE OF OREGON, County of ) ss.  
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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:

GRANTOR'S NAME AND ADDRESS

GRANTEE'S NAME AND ADDRESS

After recording return to:

NAME, ADDRESS, ZIP

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

NAME, ADDRESS, ZIP

STATE OF OREGON,

County of ) ss.

I certify that the within instrument was received for record on the day of 19, at o'clock M., and recorded in book/reel/volume No. on page or as document/fee/file/instrument/microfilm No. Record of Deeds of said county.

Witness my hand and seal of County affixed.

NAME

TITLE

By Deputy

1. Conditions and restrictions, but omitting restrictions, if any, based on race, color, religion or national origin, imposed by instrument, including the terms thereof, recorded February 4, 1972, in Book M-72, Page 1307 Microfilm Records.

2. 25 foot set back lines as delineated on the recorded plat.

3. 16 foot utilities easement on all side and rear lot lines.

4. Restrictions, but omitting restrictions, if any, based on race, color, religion or national origin, as shown on the recorded plat, First Addition Ferguson Mountain Pines.

5. Articles of Association, including the terms and provisions thereof,

Dated October 10, 1972

Recorded : February 4, 1972 Book: M-72 Page: 1302  
of Ferguson Mountain Pines Addition owners.

6. Taxes for the year 1980-81 payable in the amount of \$25.92, plus interest. (CODE 8 MAP 3513-3320 "L 2900")

STATE OF CALIFORNIA  
COUNTY OF Sacramento

} SS

ON FEBRUARY 27, 1981, before me, the undersigned, a Notary Public in and for said County and State, personally appeared  
ALEX FAUSTINO SANSON



known to me to be the person whose name IS subscribed to the within instrument, and acknowledged to me that he executed the same.

Notary's Signature

GENERAL ACKNOWLEDGMENT  
Form No. 16

STATE OF OREGON; COUNTY OF KLAMATH; ss.

I hereby certify that the within instrument was received and filed for record on the

2nd day of March A.D., 1981 at 10:47 o'clock A.M., and duly recorded in

Vol M81 of Deeds on Page 3500.

Fee \$ 7.00

EVELYN BIEHN

DUPLICATE

By Bernadette L. Litch Deputy