

1-1-74

11340

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That Raymond R. Patscheck and Jean E. Patscheck, husband and wife.

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by Edna Fluss, 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 East $\frac{1}{4}$ of the North East $\frac{1}{4}$ of Government Lot 3, in the North West $\frac{1}{4}$ of Section 2, Township 37 South Range 11 East, Willamette Meridian.

Subject to: A non-exclusive easement for the purpose of ingress and egress over and across said land along a 30 foot road as the same is now constructed and exists.

(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 \$ 1,995.00. However, the actual consideration consists of or includes other property or value given or promised which is the whole 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 27 day of April, 1982; 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 corporate officer, affix corporate seal)



OFFICIAL SEAL
KATHERINE DOUCETTE
NOTARY PUBLIC - CALIFORNIA
ORANGE COUNTY

My Commission Expires Jan. 28, 1983

STATE OF CALIFORNIA

County of Orange

April 28

ss.

Personally appeared the above named
Raymond R. Patscheck and
Jean E. Patscheck

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

Before me:

(OFFICIAL SEAL)

Notary Public for California
My commission expires: 1/28/83

Notary Public for Oregon
My commission expires:

Raymond R. Patscheck
640 N. Tustin Ave., Ste. 105
Santa Ana, Cal. 92705
GRANTOR'S NAME AND ADDRESS

Edna Fluss
11274 Parkside Ln.
Garden Grove, Cal. 92643
GRANTEE'S NAME AND ADDRESS

After recording return to:

Edna Fluss
11274 Parkside Ln.
Garden Grove, Ca. 92643
NAME, ADDRESS, ZIP

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

Edna Fluss
11274 Parkside Ln.
Garden Grove, Cal. 92643
NAME, ADDRESS, ZIP

SPACE RESERVED
FOR
RECORDER'S USE

STATE OF OREGON,

County of Klamath

ss.

I certify that the within instrument was received for record on the 30 day of April, 1982, at 11:50 o'clock A.M., and recorded in book/reel/volume No. M 82 on page 5330 or as document/fee/tile/instrument/microfilm No. 11340, Record of Deeds of said county.

Witness my hand and seal of County affixed.

Evelyn Biehn County Clerk

By *[Signature]* Deputy

Fee \$4.00