

28851

WARRANTY DEED  
K-36454

Vol. m83 Page 16732

KNOW ALL MEN BY THESE PRESENTS, That

Edward C. Dore and Jeanne M. Dore  
hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by Gale Trumbeaux,  
Steven R. Klimes and Frederic H. Astaire  
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 ap-  
pertaining, situated in the County of Klamath and State of Oregon, described as follows, to-wit:

Lot 13 in Block 84 in Klamath Forest Estates, Highway 66,  
Unit No. 4 according to the official plat thereof on file in the office  
of the County Clerk of Klamath County, Oregon.

Subject to reservations, restrictions, rights of way of record and those  
apparent upon the land; AND Trust Deed executed by Grantors herein to  
Klamath County Title Co., Trustee for Klamath Forest Estates Unit No. 4,  
et al, as beneficiary, dated November 18, 1981, recorded December 4, 1981  
in Vol M81 page 20929, records of Klamath County, Oregon, WHICH said trust  
deed Grantees herein DO NOT Assume, and Grantors agree to hold Grantees harm-  
less thereof. Taxes for 1983-84;

(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 except as  
above

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 \$ 10,000.00 .  
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 29 day of September, 1983;  
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)

EDWARD C. DORE  
JEANNE M. DORE

BY:

her attorney in fact  
State of Oregon, County of Klamath  
On 7/6/1983 personally appeared  
Edward C. Dore, who, being duly  
sworn, did say that he is the  
attorney in fact for Jeanne M.  
Dore and that he executed the  
foregoing instrument by authority  
of and in behalf of said principal  
and he acknowledged said instru-  
ment to be the act and deed of  
the said principal. BEFORE ME:

STATE OF OREGON,  
County of Klamath } ss.  
July 28 6, 19 83

Personally appeared the above named  
Edward C. Dore  
and acknowledged the foregoing instru-  
ment to be his voluntary act and deed.

(OFFICIAL  
SEAL)

Notary Public for Oregon  
My commission expires: 8-5-83

Notary Public for Oregon  
My commission expires:  
8-5-83  
STATE OF OREGON,

County of Klamath } ss.

I certify that the within instru-  
ment was received for record on the  
29th day of September, 1983,  
at 11:11 o'clock AM, and recorded  
in book/reel/volume No. M.83 on  
page 16732 or as document/fee/file/  
instrument/microfilm No. 28851,  
Record of Deeds of said county.

Witness my hand and seal of  
County affixed.

Evelyn Biehn, County Clerk  
NAME TITLE

By P. Ann Smith Deputy

Fee: \$4.00

GRANTOR'S NAME AND ADDRESS

GRANTEE'S NAME AND ADDRESS

After recording return to:

Grantee  
5610 Colodny Drive  
Agoura, CA 91301

NAME, ADDRESS, ZIP

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

Same

NAME, ADDRESS, ZIP

SPACE RESERVED  
FOR  
RECORDER'S USE