

1-1-74

29824

WARRANTY DEED

K 36570

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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 Howard P. Rosenfelder and Phillip K. Cruz

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:

Lot 22 in Block 11 in Klamath Falls Forest Estates, Highway 66, Unit No. 1 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. 1, et al, as beneficiary, dated November 18, 1981, recorded December 4, 1981 in Vol M81 page 20890 records of Klamath County, Oregon, WHICH Said trust deed Grantees herein DO NOT Assume, and Grantors agree to hold Grantees harmless thereof.

(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 \$13,500.00

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 24 day of October 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.

This instrument does not guarantee that any par-

ricular use may be made of the property described in this instrument. It is to be used in the appropriate city or county planning department to verify approved uses."

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

July 26, 1983

Personally appeared the above named

Edward C. Dore

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

Before me:

(OFFICIAL SEAL)

Notary Public for Oregon

My commission expires: 8-5-83

GRANTOR'S NAME AND ADDRESS

GRANTEE'S NAME AND ADDRESS

After recording return to:

Grantee

4901 Greenriver Drive

Corona, CA 91720

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

Notary Public for Oregon

My commission expires:

8-5-83

STATE OF OREGON,

County of Klamath

I certify that the within instru-

ment was received for record on the

24th day of October 1983,

at 3:58 o'clock PM, and recorded

in book/fee/volume No. M83

on page 18372 or as document/fee/file/

instrument/microfilm No. 29824,

Record of Deeds of said county.

Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk

NAME

TITLE

By P. M. Smith, Deputy

Fee: \$4.00

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