

31531

MOUNTAIN TITLE COMPANY

WARRANTY DEED

Vol. M83 Page 21274

KNOW ALL MEN BY THESE PRESENTS, That KEITH R. KNOFF and FLORICE KNOFF,
Husband and wife hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by VERNON E. MADISON and PATINA A. MADISON, Husband and Wife as Community, 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:

Southwest 1/4 of Northeast 1/4 of Section 22 Township 38 South, Range 15 East, (40 Acres M/L) Willamette Meridian.

Subject to easements, rights of way and restrictions of record and those apparent on the land.

DEC 13 PM 1 37

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. and that The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ 11,000.00

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 6 day of December, 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)



OFFICIAL SEAL
MARIE E. DAVIS
NOTARY PUBLIC - CALIFORNIA
LOS ANGELES COUNTY
My comm. expires APR 9, 1984

STATE OF OREGON, CALIFORNIA } ss.
County of Los Angeles
Dec. 6, 1983

STATE OF OREGON, County of _____, 19_____) ss.

Personally appeared the above named Keith R. Knopf and Florice Knopf and acknowledged the foregoing instrument to be their voluntary act and deed.

Personally appeared _____, and 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, 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: Marie E. Davis
Notary Public for Oregon - California
My commission expires: 4-9-84

Notary Public for Oregon
My commission expires: _____ (OFFICIAL SEAL)

Dr. Keith and Florice Knopf
11346 Aclare Circle
Cerritos, CA 90701

Mr. and Mrs. Vernon Madison
20253 Ferncreek Lane
Yorba Linda, CA 92686

After recording return to:
RICHARD L. O'CONNOR
215 E. COMMONWEALTH AVENUE
P.O. BOX 171
FULLERTON, CALIFORNIA 92633 686
TELEPHONE: (714) 738-7349 ZIP

Until a change is requested all tax statements shall be sent to the following address:
20253 Ferncreek Lane
Yorba Linda, CA 92686

NAME, ADDRESS, ZIP

STATE OF OREGON, } ss.
County of Klamath

I certify that the within instrument was received for record on the 13th day of December, 1983, at 1:37 b'clock PM, and recorded in book M83 on page 21274 or as file/reel number 31531.
Record of Deeds of said county.
Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk
By Paul L. Smith Recording Officer
Deputy

Fee: \$4.00

MOUNTAIN TITLE COMPANY