

1-1-74

35076

WARRANTY DEED

Vol. M84

Page

5277



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

Johnny Lee Marchand and Ellynn Diane Marchand, Husband & wife

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 3 Block 121 in Klamath Falls Forest Estates, Higway 66 Unit, Plat No. 4, according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon.

Subject to reservations, restrictions, rights of way of record and those apparent upon the land; Trust Deed, including the terms and provisions thereof executed by Grantors herein, to Klamath Fall 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 do not assume and Grantors herein agree to hold harmless:

THIS INSTRUMENT DOES NOT GUARANTEE THAT ANY PARTICULAR USE MAY BE MADE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT. A BUYER SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USES.

(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

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 \$ 7,500.00. 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 1 day of April 19 84 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: Edward C. Dore
her attorney in fact

STATE OF OREGON, CALIF. } ss.
County of Los Angeles }
Witness her 14, 19 83

Personally appeared the above named
Edward C. Dore

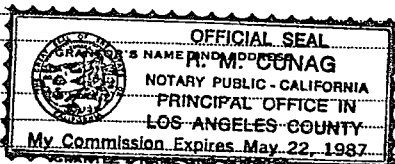
and acknowledged the foregoing instrument to be his voluntary act and deed.

Before me

(OFFICIAL SEAL)

Notary Public for Oregon

My commission expires: 5/22/87



After recording return to:

Grantee
1118A W Pearl St.
Anaheim Ca 92801

NAME, ADDRESS, ZIP

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

Same

NAME, ADDRESS, ZIP

State of California, County of Los Angeles ON this 14th day of December, 1983, personally sworn, appeared Edward C. Dore, who being is the 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 & he acknowledged said instrument to be the act and deed of the said principal. BEFORE ME:

Notary public for Calif.

my comm expires: 5/22/87

State of Oregon

County of Klamath

I certify that the within instrument was received for record on the 2nd day of April 19 84 at 3:21 o'clock P.M., and recorded in book/reel/volume No. M84 on page 5277 or as document/fee/file/instrument/microfilm No. 35076, Record of Deeds of said county.

Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk

NAME TITLE

By F. Smith Deputy

Fee: \$4.00

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