

OA

46439

WARRANTY DEED

Vol. M85 Page 3099



Patscheck-Veiga Development Inc.

KNOW ALL MEN BY THESE PRESENTS, That

a California corporation

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by

Gary James Ross & Kathleen Frances Ross, husband & wife 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 29 in Block 1 of Tract No. 1023 known as Klamath

Country, Klamath County, Oregon.

Assessors parcel number 3509-2340-00600

(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 \$4,500.00

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 day of February, 1985; 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 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.

COUNTY OF Orange

} ss

STATE OF Calif. County of) ss.

On this 25th day of February

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before me, the undersigned, a Notary Public in and for said County and State, personally appeared Raymond R. Patscheck

personally known to me (or proved to me on the basis of satisfactory evidence) to be the President, and Fred W. Veiga

personally known to me (or proved to me on the basis of satisfactory evidence) to be the Vice-President

Secretary of the corporation that executed the within instrument, and known to me to be the persons who executed the within instrument on behalf of the corporation therein named, and acknowledged to me that such corporation executed the same, pursuant to its by laws, or a resolution of its Board of Directors. WITNESS my hand and official seal.



OFFICIAL SEAL
BARBARA FOX
NOTARY PUBLIC - CALIFORNIA
ORANGE COUNTY
My comm. expires JUN 12, 1987

(OFFICIAL SEAL)

(If executed by a corporation, affix corporate seal)

Notary Signature

STATE OF OREGON,

County of Klamath

} ss.

I certify that the within instrument was received for record on the 1st day of March, 1985, at 1:03 o'clock P.M., and recorded in book/reel/volume No. M85 on page 3099 or as fee/file/instrument/microfilm/reception No. 46439, Record of Deeds of said county.

Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk

NAME TITLE
By P. Smith Deputy

Fee: \$5.00

GRANTOR'S NAME AND ADDRESS
Gary J. and Kathleen F. Ross
25405 Teton Way
El Toro, Calif. 92630

GRANTEE'S NAME AND ADDRESS
After recording return to:
Gary J. and Kathleen F. Ross
25405 Teton Way
El Toro, Calif. 92630

NAME, ADDRESS, ZIP

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

NAME, ADDRESS, ZIP
Gary J. and Kathleen F. Ross
25405 Teton Way
El Toro, Calif. 92630

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ck
5.00