

1-1-74

50455

WARRANTY DEED

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KNOW ALL MEN BY THESE PRESENTS, That Harold Dale Bohm, Randall Dean Bohm

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by Dawn Mendes Bohm, Erin Samara Mendes Tenants in Comon with right of Survivor... hereinafter called ship 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:

Township 37 South, Range 12 E.W.M. Section 2: The SW $\frac{1}{4}$ of the NW $\frac{1}{4}$ of the NW $\frac{1}{4}$ and that part of the NW $\frac{1}{4}$ of the NW $\frac{1}{4}$ of the NW $\frac{1}{4}$ that lays South of the Forest Service Road.

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

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 \$1,500.00. 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 3rd day of June, 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.

(If executed by a corporation, affix corporate seal)

Randall Dean Bohm
Harold Dale Bohm

STATE OF OREGON,
County of Klamath ss.
June 3, 1985

STATE OF OREGON, County of Klamath ss.
June 3, 1985

Personally appeared _____ and _____ who, being duly sworn, 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 _____

Personally appeared the above named RANDALL DEAN BOHM
HAROLD DALE BOHM
and acknowledged the foregoing instrument to be _____ voluntary act and deed.

and that the seal affixed to the foregoing instrument is the corporate seal 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:
(OFFICIAL SEAL)
Notary Public for Oregon
My commission expires: August 27, 1989

Notary Public for Oregon
My commission expires:

(OFFICIAL SEAL)

Harold Dale Bohm, Randall Dean Bohm
5800 Sunnyside Lane
Klamath Falls, Oregon 97601
GRANTOR'S NAME AND ADDRESS

STATE OF OREGON,
County of Klamath ss.

I certify that the within instrument was received for record on the 25th day of June, 19 85, at 1:01 o'clock PM, and recorded in book/reel/volume No. 185 on page 9976 or as document/fee/file/instrument/microfilm No. 50455, Record of Deeds of said county.

Witness my hand and seal of County affixed.

Evelyn Richn, County Clerk
By Pat Smith, Deputy

Fee: \$5.00

After recording return to:
Dawn Mendes Bohm, Erin Samara Mendes
5800 Sunnyside Lane
Klamath Falls, Oregon 97601
GRANTEE'S NAME AND ADDRESS

Until a change is requested all tax statements shall be sent to the following address.
Dawn Mendes Bohm, Erin Samara Mendes
5800 Sunnyside Lane
Klamath Falls, Oregon 97601
NAME, ADDRESS, ZIP