

WARRANTY DEED (Individual or Corporate)

WARRANTY DEED

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61418

KNOW ALL MEN BY THESE PRESENTS, That Milton F. Van Voorhis

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by Betty L. Gratel 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:

Lots 14, 18 and 19, Block 2; Lot 4, Block 4; and Lots 20 and 21, Block 5 of Latakomie Shores according to the duly recorded plat thereof on file in the official records of said county

(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 covenants, conditions, reservations, easements, restrictions, rights, rights-of-way and all matters appearing of record;

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 \$24,000.00

~~the whole of the consideration (indicate which) of the above described premises, free from all encumbrances except covenants, conditions, reservations, easements, restrictions, rights, rights-of-way and all matters appearing of record;~~

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 18th day of August, 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.

Milton F. Van Voorhis
Milton F. Van Voorhis

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.

STATE OF OREGON, County of Saguache, ss.
August 18, 1985

Personally appeared the above named Milton F. Van Voorhis

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

Before me, Notary Public for Oregon, My commission expires: 11/6/88

STATE OF OREGON, County of , ss.

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 , a corporation, 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.

Notary Public for Oregon
My commission expires:

(OFFICIAL SEAL)
(If executed by a corporation, affix corporate seal)

Milton F. Van Voorhis
Route 3
Moffat, Colorado 81143
GRANTOR'S NAME AND ADDRESS

Betty L. Gratel
13012 Gladstone
Sylmar, California 91342
GRANTEE'S NAME AND ADDRESS

After recording return to
Betty L. Gratel
13012 Gladstone
Sylmar, California 91342
NAME, ADDRESS, ZIP

When a charge is requested all tax statements shall be sent to the following address:
NAME, ADDRESS, ZIP

STATE OF OREGON, } ss.
County of Klamath
I certify that the within instrument was received for record on the 15th day of May, 1986, at 10:42 o'clock A. M., and recorded in book/reel/volume No. M86 on page 8332 or as fee/tile/instrument/microfilm/reception No. 61418, Record of Deeds of said county.
Witness my hand and seal of County affixed.

SPACE RESERVED FOR RECORDER'S USE

Evelyn Biehn, County Clerk
By *Ann Smith* Deputy

Fee: \$10.00