

ME 10905

65214

WARRANTY DEED

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KNOW ALL MEN BY THESE PRESENTS, That DONALD G. BIENVENUE

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by Casper P. Mann, 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 11, Block 1, Tract 1110, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Subject to:

Reservations as contained in Deed of Tribal Property, recorded April 22, 1959 in Volume 311, page 663, Klamath County Deed Records. Conditions and restrictions as shown on recorded plat. A non-exclusive public easement for ingress and egress as shown on the recorded plat, 75 feet along side lot line. A drain as delineated on the recorded plat.

(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 \$ 15200. 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 14th day of January, 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)

Donald G. Bienvenue

STATE OF ~~California~~ California }
County of Los Angeles }
January 14, 1985

STATE OF OREGON, County of _____, 19____ 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 _____

Personally appeared the above named Donald G. Bienvenue and acknowledged the foregoing instrument to be his 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.

(OFFICIAL SEAL)

Notary Public for Oregon
My commission expires:



OFFICIAL SEAL
M. HERBERT MOTKIN
NOTARY PUBLIC FOR CALIFORNIA
LOS ANGELES COUNTY
My Commission Expires FEB 26, 1988

(OFFICIAL SEAL)

GRANTOR'S NAME AND ADDRESS

GRANTEE'S NAME AND ADDRESS

After recording return to:

Casper P. Mann
6103 Derick Ave.
Oakland, CA 94615

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

NAME, ADDRESS, ZIP

SPACE RESERVED
FOR
RECORDER'S USE

STATE OF OREGON,

County of Klamath ss.

I certify that the within instrument was received for record on the 26th day of August, 1986, at 8:32 o'clock A.M., and recorded in book/reel/volume No. 186 on page 15308 or as document/fee/file/instrument/microfilm No. 65214, Record of Deeds of said county.

Witness my hand and seal of County affixed.

Evelyn Diehn, County Clerk

By Pam Smith Deputy

Fee: \$10.00