

WMC 10905

1-1-74

65215

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That PIUTES PINES, a California limited partnership 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, as shown on the map entitled "Tract 1110" according to the official plat on record 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 the recorded plat. A non-exclusive public easement for ingress and egress as shown on the recorded plat. Setback provisions as delineated in the dedication of 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 except as set forth above and apparent upon the land,

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 \$ 15,300.00

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 ①, 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 27th day of February, 19 82; 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)

LERON J. MESSICK, General Partner

GALE S. MESSICK, General Partner

STATE OF OREGON, CALIFORNIA)

STATE OF OREGON, County of \_\_\_\_\_) ss.

County of LOS ANGELES } ss.

FEBRUARY 27, 19 82

Personally appeared \_\_\_\_\_ and

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 LERON J. MESSICK and GALE S. MESSICK, as General Partners of PIUTES PINES, a California limited partnership

and acknowledged the foregoing instrument to be their 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:

California

Notary Public for Oregon  
My commission expires:

(OFFICIAL SEAL)

Piute Pines, a California limited partnership  
P.O. Box 99  
Newhall, CA 91321

GRANTOR'S NAME AND ADDRESS

Mr. Casper Mann  
3693 Dorisa Avenue  
Oakland, CA 94605

GRANTEE'S NAME AND ADDRESS

After recording return to:

CASPER P. MANN  
3693 Dorisa Ave.  
OAKLAND, CA 94605

NAME, ADDRESS, ZIP

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

NAME, ADDRESS, ZIP

STATE OF OREGON,

County of \_\_\_\_\_

I certify that the within instrument was received for record on the \_\_\_\_\_ day of \_\_\_\_\_, 19\_\_\_\_\_, at \_\_\_\_\_ o'clock \_\_\_\_\_ M., and recorded in book/reel/volume No. \_\_\_\_\_ on page \_\_\_\_\_ or as document/fee/file/instrument/microfilm No. \_\_\_\_\_, Record of Deeds of said county.

Witness my hand and seal of County affixed.

NAME

TITLE

By \_\_\_\_\_ Deputy

SPACE RESERVED  
FOR  
RECORDER'S USE

003821

april 9 1982

COPIES DOWN

NOTARY PUBLIC

Notary Public Seal

15310

21322

STATE OF CALIFORNIA

COUNTY OF

LOS ANGELES

SS.

On FEBRUARY 27, 1982 before me,  
the undersigned, a Notary Public in and for said County and State,  
personally appeared LEROY MESSICK  
AND GALE S. MESSICK

known to me  
to be the person S whose names ALL subscribed to the  
within instrument and acknowledged that THEY executed the  
same.

Wicki L. Conroy



FOR NOTARY SEAL OR STAMP



OFFICIAL SEAL  
VICKI L. CONROY  
NOTARY PUBLIC-CALIFORNIA  
PRINCIPLE OFFICE IN  
LOS ANGELES COUNTY  
My Commission Expires May 18, 1984

STATE OF OREGON: COUNTY OF KLAMATH: SS.

Filed for record at request of \_\_\_\_\_ the \_\_\_\_\_ 26th day  
of August A.D., 19 86 at 8:32 o'clock A M., and duly recorded in Vol. 486  
of \_\_\_\_\_ Deeds on Page 15309

Evelyn Biehn, County Clerk  
By W. Smith

FEE \$14.00