

OA

69323

WARRANTY DEED

Vol. 186 Page 23059

KNOW ALL MEN BY THESE PRESENTS, That Patscheck-Veiga Development Inc.

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by Emmett J. Wagoner Jr.

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:

The Southeast ¼ of the Northeast ¼ of the Southwest ¼ of Section 19, Township 32 Range 8 East Willamette Meridian consisting of 10 acres more or less. Subject to a non-exclusive easement for the purpose of ingress and egress.

(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 \$ 49,000.

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 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 11 day of December, 1986; 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.

State of California }
County of Orange } SS.

On this the 11th day of December 1986, before me,

Barbara Gail Smith

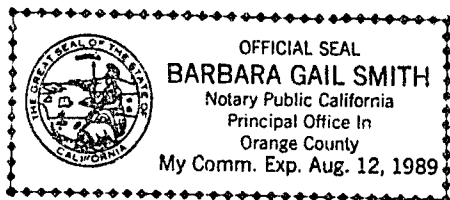
the undersigned Notary Public, personally appeared

Fred W. Veiga and Raymond R. Patscheck

☒ personally known to me☐ proved to me on the basis of satisfactory evidence

to be the person(s) whose name(s) are subscribed to the within instrument, and acknowledged that they executed it.

WITNESS my hand and official seal.



My commission expires:

Patscheck-Veiga Development Inc.
640 N. Tustin Ave., Ste. 105
Santa Ana, Cal. 92705

GRANTOR'S NAME AND ADDRESS

Emmett J. Wagoner Jr.
4801 Hollyline
Santa Ana, Cal. 92703

GRANTEE'S NAME AND ADDRESS

After recording return to:

Emmett J. Wagoner Jr.
4801 Hollyline
Santa Ana, Cal. 92703

NAME, ADDRESS, ZIP

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

Emmett J. Wagoner Jr.
4801 Hollyline
Santa Ana, Cal. 92703

NAME, ADDRESS, ZIP

Notary's Signature

STATE OF OREGON,

County of Klamath

I certify that the within instrument was received for record on the 15th day of December, 1986, at 3:25 o'clock P.M., and recorded in book/reel/volume No. M86 on page 23059 or as fee/tile/instrument/microfilm/reception No. 69323, Record of Deeds of said county.

Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk

NAME TITLE

By Deputy

Fee: \$10.00

25 PM 3 DEC 15 1986