

OK

69357

WARRANTY DEED

Vol. M86 Page 23125KNOW ALL MEN BY THESE PRESENTS, That  
TARA ENTERPRISES

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by FRANCES MARSH, Trustee of the FRANCES MARSH Declaration of Trust dated 11/26/85, 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 7, Block 1, Tract 1218, Dodds Hollow Estates, County of Klamath, State of Oregon.

(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 items of record commonly accepted and common to the area, unpaid real estate taxes that buyer assumes and agrees to pay.

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 \$ 36,361.51

However, the actual consideration consists of or includes other property or value given or promised which is the whole consideration (indicate which).<sup>(1)</sup> (The sentence between the symbols<sup>(1)</sup>, 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 16 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 WILL NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USES.

Robert C. Johnson  
TARA ENTERPRISES, by Robert C. Johnson

STATE OF OREGON,  
County of Klamath } ss.  
December 16, 1986

STATE OF OREGON, County of \_\_\_\_\_ ) ss.  
\_\_\_\_\_, 19\_\_\_\_

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

Personally appeared the above named  
Robert C. Johnson

\_\_\_\_\_, 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 \_\_\_\_\_

and acknowledged the foregoing instrument to be \_\_\_\_\_

\_\_\_\_\_, 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 be-  
half 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)

Before me: Cheryl McKee  
CHERYL MCKEEVER  
NOTARY PUBLIC-OREGON  
Notary Public for Oregon  
My Commission Expires 12-1-86

Before me: \_\_\_\_\_  
Notary Public for Oregon  
My commission expires: \_\_\_\_\_

(OFFICIAL SEAL)

(If executed by a corporation, affix corporate seal)

Tara Enterprises  
P. O. Box 1917  
Klamath Falls, OR. 97601  
GRANTOR'S NAME AND ADDRESS

Frances Marsh, Trustee  
P. O. Box 1057  
Vista, California 92083  
GRANTEE'S NAME AND ADDRESS

After recording return to:

Grantee

NAME, ADDRESS, ZIP

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

Grantee

NAME, ADDRESS, ZIP

STATE OF OREGON,  
County of Klamath } ss.

I certify that the within instrument was received for record on the 16th day of December, 1986, at 1:21 o'clock P.M., and recorded in book/reel/volume No. M86 on page 23125 or as fee/file/instrument/microfilm/reception No. 69357, Record of Deeds of said county.

Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk  
NAME TITLE

By Ann Smith Deputy

Fee: \$10.00

SPACE RESERVED  
FOR  
RECORDER'S USE

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