

OK

69655

WARRANTY DEED

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Page

23717

KNOW ALL MEN BY THESE PRESENTS, That FRANCES ROSS

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by FREDERIC I. ROSS

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 One (1), in Block Fifty-two (52), in Buena Vista Addition to the City of Klamath Falls, Oregon, according to the duly recorded plat of said Addition on file in the office of the Clerk of said County.

986 DEC 23 AM 9 54

(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 for an existing street paving bond, indebtedness for which is assumed by

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. and that

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ 10 and no/100. However, the actual consideration consists of or includes other property or value given or promised which is no/100 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 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 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.

STATE OF OREGON, CALIFORNIA

County of SACRAMENTO ss.  
11 DECEMBER, 1986

Personally appeared the above named

F. FRANCES ROSS

WHO and acknowledged the foregoing instrument to be HER voluntary act and deed

Before me:

Carole R. K...

Notary Public for Oregon CALIFORNIA  
My commission expires: 15 AUG 89

STATE OF OREGON County of KLAMATH ss.  
11 DECEMBER, 1986

Personally appeared

FRANCES ROSS

who, being duly sworn,

did say that the former is the

president and that the latter is the

secretary of

a corporation,

and that said instrument is the corporate seal

of said corporation and that said instrument was signed and sealed in be-

fore me: Carole R. K...

Notary Public for Oregon

My commission expires:

(OFFICIAL SEAL)

(If executed by a corporation, affix corporate seal)

FRANCES M. ROSS  
5825 Southgrove Drive, Citrus Heights, CA 95610

GRANTOR'S NAME AND ADDRESS

FREDERIC I. ROSS  
5825 Southgrove Drive  
Citrus Heights, CA 95610

After recording return to:

Frederic I. Ross  
5825 Southgrove Drive  
Citrus Heights, CA 95610

NAME, ADDRESS, ZIP

Until a change is requested all tax statements shall be sent to the following address.  
5825 Southgrove Dr. (Frederic I. Ross)  
Citrus Heights, CA 95610

NAME, ADDRESS, ZIP

SPACE RESERVED  
FOR  
RECORDER'S USE

Fee: \$10.00

STATE OF OREGON,

County of Klamath ss.

I certify that the within instrument was received for record on the 23rd day of December, 1986, at 9:54 o'clock A. M., and recorded in book/reel/volume No. M86 on page 23717 or as fee/file/instrument/microfilm/reception No. 69655, Record of Deeds of said county.

Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk

NAME

By Ann Smith Deputy

TITLE