

KCTC-39291

71762

WARRANTY DEED

Vol. M87 Page 3092

KNOW ALL MEN BY THESE PRESENTS, That

JAMES WOOD and SALLY WOOD, husband and wife

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by JEARL HITT

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 10 in Block 40 Klamath Falls Forest Estates Highway 66 Unit Plat No. 2, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Subject to:

1. Reservations and restrictions contained in deed recorded June 11, 1936, in Volume 106 page 460, Deed records of Klamath County, Oregon.
2. Reservations and restrictions contained in the dedication of Klamath Falls Forest Estates Highway 66 Unit Plat No. 2.

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 as set forth hereinabove

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 \$3,000.00

However, the actual consideration consists of or includes other property or value given or promised which is 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 13th day of February, 1987, 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, CALIF

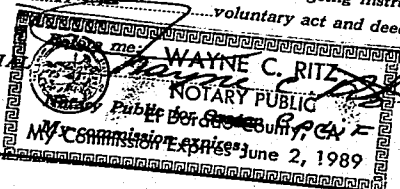
County of EL DORADO

FEB 18, 1987

Personally appeared the above named SALLY WOOD

and acknowledged the foregoing instrument to be her voluntary act and deed.

(OFFICIAL SEAL)



James Wood

Sally Wood

STATE OF OREGON, County of VENTURA

Feb 13, 1987

Personally appeared JAMES WOOD 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

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.

Notary Public for Oregon My commission expires:

(OFFICIAL SEAL)

(If executed by a corporation, affix corporate seal)

GRANTOR'S NAME AND ADDRESS

GRANTEE'S NAME AND ADDRESS

After recording return to:

Jearl Hitt
1347 W. 253 St. Apt. #2
Harbor City, Calif. 90710

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

Jearl Hitt
1347 W. 253 St. Apt. #2
Harbor City, Calif. 90710

SPACE RESERVED FOR RECORDER'S USE

STATE OF OREGON,

County of ss.

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 fee/file/instrument/microfilm/reception No. Record of Deeds of said county.

Witness my hand and seal of County affixed.

NAME

TITLE

By

Deputy

GENERAL ACKNOWLEDGMENT

NO. 201

State of CALIFORNIA

County of VENTURA

SS.

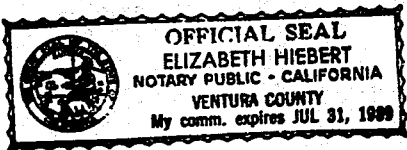
On this the 13 day of FEBRUARY, 1987, before me,

ELIZABETH HIEBETH

WARRANTY DEED FOR STATE OF OREGON

the undersigned Notary Public, personally appeared

JAMES WOOD



☐ personally known to me
☒ proved to me on the basis of satisfactory evidence
to be the person(s) whose name(s) IS subscribed to the
within instrument, and acknowledged that HE executed it.
WITNESS my hand and official seal.

Elizabeth Hiebert
Notary's Signature

NATIONAL NOTARY ASSOCIATION • 23012 Ventura Blvd. • P.O. Box 4825 • Woodland Hills, CA 91364

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of _____ the 25th day
of February A.D., 19 87 at 2:24 o'clock P M., and duly recorded in Vol. M87
of _____ Deeds _____ on Page 3092.

FEE \$14.00

Evelyn Biehn, _____ County Clerk
By *Am Smith*