

1-1-74

81081

WARRANTY DEED

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KNOW ALL MEN BY THESE PRESENTS, That DONALD LEFLER and PHYLLIS LEFLER, husband and wife,

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by KERRY S. PENN, a married man, 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, Block 3, Tract 1155, TWIN RIVER VIEW, in the County of Klamath, State of Oregon.

"THIS INSTRUMENT WILL NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAW 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."

(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 new purchase money 1st Deed of Trust, in the amount of \$11,000.00

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 \$11,000.00. 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 13th day of October, 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.

(If executed by a corporation, affix corporate seal)

Donald Lefler, by Susan Schmitt his attorney in fact.
Phyllis Lefler, by Susan Schmitt, her attorney in fact.

State of California }
County of Sonoma } SS.

On this the 13th day of October, 1987, before me, the undersigned Notary Public, personally appeared Susan Lynne Schmitt (name of attorney in fact),

☐ personally known to me

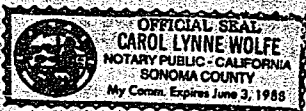
☒ proved to me on the basis of satisfactory evidence

to be the person whose name is subscribed to the within instrument as attorney in fact of Phyllis E. Lefler & Donald M. Lefler (name of person not appearing before Notary), the principal, and acknowledged to me that she (he/she) subscribed the principal's name thereto and her (his/her) own name as attorney in fact.

WITNESS my hand and official seal.

Carol Lynne Wolfe

Notary Signature



Lefler

GRANTOR'S NAME AND ADDRESS

Penn

GRANTEE'S NAME AND ADDRESS

After recording return to:

Mr. Kerry S. Penn

c/o ELI PROPERTY CO.

18840 Ventura Blvd., #215

Torrance, Ca NAME, ADDRESS, ZIP 91356

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

SAME AS ABOVE

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 2nd day of November, 1987, at 11:45 o'clock A.M., and recorded in book/reel/volume No. MB7 on page 19767 or as document/fee/file/instrument/microfilm No. 81081, Record of Deeds of said county.

Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk

By Pam Smith Deputy