

85138

WARRANTY DEED

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KNOW ALL MEN BY THESE PRESENTS, That KERRY S. PENN, a married man,

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by RICHARD V. RICHARDS, III, and WILMA E. RICHARDS, husband and wife as tenants by the entirety, 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 46, Block 22, Tract 1113, OREGON SHORES UNIT #2,
in the County of Klamath, State of Oregon.

Tax Account Number 3507-18AC-4000

"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 except new 1st Deed of Trust, for \$13,000.00

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 \$18,000.00. However, the actual consideration consists of or includes other property or value given or promised which is the whole 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 8th day of February, 19 88; 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 corporate officer, affix corporate seal)



OFFICIAL SEAL
JEANNE NIGH
Notary Public-California
LOS ANGELES COUNTY

CALIFORNIA My Comm. Exp. Aug. 18, 1989

Kerry S. Penn

STATE OF OREGON,

County of Los Angeles

February 9, 19 88

Personally appeared the above named

Kerry S. Penn

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

Before me:

(OFFICIAL SEAL)

Notary Public for California

My commission expires: Aug 18, 1989

STATE OF OREGON, County of _____) ss.

Personally appeared _____, 19 _____

and _____ 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 _____

_____ 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 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.

Before me:

(OFFICIAL SEAL)

Notary Public for Oregon

My commission expires:

STATE OF OREGON,

County of Klamath

I certify that the within instrument was received for record on the 11th day of March, 19 88, at 3:34 o'clock P.M., and recorded in book/reel/volume No. M88 on page 3446 or as document/tee/file/instrument/microfilm No. 85138, Record of Deeds of said county.

Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk

NAME

By Pam Smith Deputy

TITLE

GRANTOR'S NAME AND ADDRESS

GRANTEE'S NAME AND ADDRESS

After recording return to:

Richard Richards
3081 Fronten Ave
Thousand Oaks CA 91360

NAME, ADDRESS, ZIP

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

NAME, ADDRESS, ZIP

SPACE RESERVED
FOR
RECORDER'S USE

Fee: \$10.00