

1-13649

FORM No. 633-WARRANTY DEED (Individual or Corporate)

1-1-74

86598

WARRANTY DEED

STEVENS-NESS LAW PUBLISHING CO., PORTLAND, OR. 97204

MTC 19600

Vol M88

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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 ROBERT E. IGGULDEN and MAUREEN L. IGGULDEN, 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:

OREGON SHORES

Lot 5, Block 21, Tract 1113, OREGON SHORES UNIT #2,
in the County of Klamath, State of Oregon.

Tax Account No. 3507 018DB 02400

"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 existing first deed of trust and new 2nd deed of trust, for \$4,000.00

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 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 28th day of March, 1988; 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)

Kerry S. Penn

CALIFORNIA

STATE OF CALIFORNIA

County of Los Angeles

ss.

MARCH 30

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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 Oregon

My commission expires: 8, 1989

OFFICIAL SEAL

JEANNE NIGH
Notary Public-California
LOS ANGELES COUNTY

My Comm. Exp. Aug. 19, 1989

Mr. & Mrs. Robert E. Iggulden

23615 Maple Springs Drive
Diamond Bar, Ca. 91765

GRANTEE'S NAME AND ADDRESS

After recording return to:

Mr. and Mrs. Robert E. Iggulden
SAME AS ABOVE

NAME, ADDRESS, ZIP

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

Mr. and Mrs. Robert E. Iggulden
23615 Maple Springs
Diamond Bar, Ca. 91765

NAME, ADDRESS, ZIP

STATE OF OREGON, County of ss.

Personally appeared

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

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:

Notary Public for Oregon

My commission expires:

(OFFICIAL SEAL)

STATE OF OREGON,

County of Klamath ss.

I certify that the within instrument was received for record on the 22nd day of April, 1988, at 9:14 o'clock A.M., and recorded in book/reel/volume No. M88 on page 6385 or as document/fee/file/instrument/microfilm No. 86598, Record of Deeds of said county.

Witness my hand and seal of
County affixed.

Evelyn Biehn, County Clerk

By Kenneth A. Letch Deputy

Fee \$10.00