

86757

## WARRANTY DEED

Vol. M88 Page 6673

MT-19421P  
 KNOW ALL MEN BY THESE PRESENTS, That BARBARA E. MARTIN, an unmarried woman and JAMES J. MALONE, an unmarried man, hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by RONALD DUIM and JUDITH DUIM, 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 7, Block 26, Tract 1113, OREGON SHORES UNIT #2,  
 in the County of Klamath, State of Oregon.

Tax Account #3507 018DD 08200

"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 a 1st Deed of Trust for \$11,500.00

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 \$13,500.00.

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 29 day of Feb, 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)

Barbara E. Martin  
 Barbara E. Martin

James J. Malone  
 James J. Malone

CALIFORNIA

## GENERAL ACKNOWLEDGMENT

NO. 201

State of CALIFORNIA

On this the 29 day of FEBRUARY 19 88, before me,

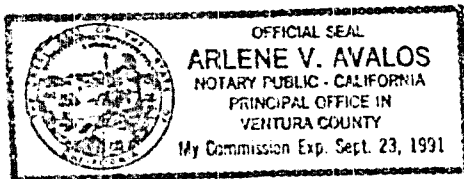
County of VENTURA

SS.

\*ARLENE V. AVALOS\*

the undersigned Notary Public, personally appeared

\*BARBARA E. MARTIN\*



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

Notary's Signature

7110 122

NATIONAL NOTARY ASSOCIATION • 23012 Ventura Blvd. • P.O. Box 4625 • Woodland Hills, CA 91315-4625

## GRANTEE'S NAME AND ADDRESS

After recording return to:

Mr. & Mrs. Ronald Duim  
 3509 W. Avenue J-2  
 Lancaster, Ca. 93536

NAME, ADDRESS, ZIP

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

at o'clock M., and recorded  
 in book/reel/volume No. on  
 page or as document/fee/file/  
 instrument/microfilm No.  
 Record of Deeds of said county.

Witness my hand and seal of  
 County affixed.

NAME

TITLE

By Deputy

6674

STATE OF IOWA, Allamakee COUNTY, ss:FOR THE LEGAL EFFECT OF THE USE  
OF THIS FORM, CONSULT YOUR LAWYEROn this 12th day of March, A. D. 1988, before me, the undersigned, a Notary Public  
in and for said County, in said State, personally appeared James J. Malone, a Single personto me known to be the identical persons named in and who executed the within and foregoing instrument, to which  
this is attached, and acknowledged that they executed the same as their voluntary act and deed.

CHARLES R. KELLY, JR.  
My Commission Expires  
August 10, 1989

*Charles R. Kelly, Jr.*  
Notary Public in and for said County

IOWA STATE BAR ASSOCIATION  
Official Form No. 11  
D-6944

(Trade-Mark Registered, State of Iowa, 1987)  
This Printing: January 11, 1987

(Section 558.29, Code of Iowa)

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Mountain Title Co. the 27th day  
of April A.D., 19 88 at 3:46 o'clock p M., and duly recorded in Vol. M88,  
of Deeds on Page 6673.

FEE\$ \$15.00

Evelyn Biehn County Clerk

By *George J. McCaskey* Deputy