

J-1-74

96278

WARRANTY DEED

Vol. m89 Page 1202

KNOW ALL MEN BY THESE PRESENTS, That MARGARET M. RICHARDS, A WIDOW

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by DANIEL L. RICHARDS, AND KATHLEEN J. RICHARDS, HUSBAND AND WIFE, 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 12 BLOCK 08 FIRST ADDITION TO KLAMATH FOREST ESTATES  
AS RECORDED IN KLAMATH COUNTY, OREGON.

(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

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 \$ NONE.  
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 ©, 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 25 day of November, 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.

Margaret M. Richards  
MARGARET M. RICHARDS

(If executed by a corporation, affix corporate seal)

STATE OF CALIFORNIA  
COUNTY OF Los Angeles

STATE OF OREGON

On November 25th 1988, before me, the undersigned, a Notary Public in and for said State, personally appeared Margaret M. Richards-

County of

Personally appeared

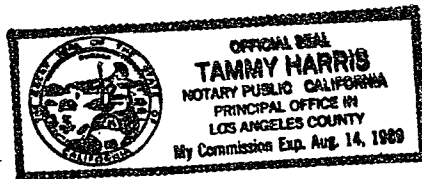
personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) are subscribed to the within instrument and acknowledged to me that he/she/they executed the same.

(OFFICIAL SEAL)

Before WITNESS my hand and official seal.

Notary Signature

My c



(This area for official notarial seal)

Margaret M. Richards

3344 West Ave L-2

Lancaster, California 93536

GRANTOR'S NAME AND ADDRESS

Daniel L. Richards

3716 W. Carol Drive

Fullerton, California 92633

GRANTEE'S NAME AND ADDRESS

After recording return to:

Daniel L. Richards

3716 W. Carol Drive

Fullerton, California 92633

NAME, ADDRESS, ZIP

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

Daniel L. Richards

3716 W. Carol Drive

Fullerton, California 92633

NAME, ADDRESS, ZIP

STATE OF OREGON,

County of Klamath

I certify that the within instrument was received for record on the 20th day of Jan., 1989, at 11:34 o'clock A.M., and recorded in book M89 on page 1202 or as file/reel number 96278.

Record of Deeds of said county.  
Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk  
Recording Officer  
By Pauline Mulholland, Deputy

SPACE RESERVED  
FOR  
RECORDER'S USE

Fee \$8.00

89 JAN 20 AM 11 34