

OK

97519

WARRANTY DEED

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KNOW ALL MEN BY THESE PRESENTS, That ELMA D. HEISS, an unmarried woman

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by

MICHAEL BONE, a single man, 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 29, Block 2 of SUN FOREST ESTATES, TRACT 1060, as shown by Map on file in the office of the County Recorder.

Free and clear of all liens and encumbrances except restrictions and easements of record and except any lien or encumbrance caused or created by the Lot Vendee.

(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 \$.
① However, the actual consideration consists of or includes other property or value given or promised which is the whole consideration (indicate which) ② (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 day of , 19 ; 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.

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

STATE OF CALIFORNIA } ss.
County of ORANGE
FEBRUARY 6, 1989Personally appeared the above named ELMA D. HEISSand acknowledged the foregoing instrument to be HER voluntary act and deed.

Before me:

OFFICIAL SEAL

DANIEL R. SEATER

NOTARY PUBLIC FOR CALIFORNIA

ORANGE COUNTY

My Comm. Expires Nov 10, 1989

Daniel R. Seater

Notary Public for CALIFORNIA

My commission expires: Nov. 18, 1989STATE OF OREGON, County of ss.
 , 19 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

, 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:

(If executed by a corporation, affix corporate seal)

Elma D. HEISS
2300 So Lewis
Anaheim Ca 92802
GRANTOR'S NAME AND ADDRESSMICHAEL BONE
6683 DANVILLE AVE
SAN DIEGO CA 92120
GRANTEE'S NAME AND ADDRESS

After recording return to:

MICHAEL BONE
6683 DANVILLE AVE
SAN DIEGO CA 92120
NAME, ADDRESS, ZIP

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

Same as grantee

NAME, ADDRESS, ZIP

SPACE RESERVED
FOR
RECORDER'S USESTATE OF OREGON, } ss.
County of KlamathI certify that the within instrument was received for record on the 27th day of Feb., 1989, at 3:12 o'clock P.M., and recorded in book/reel/volume No. M89 on page 3462 or as fee/file/instrument/microfilm/reception No. 97519. Record of Deeds of said county.

Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk.
NAME TITLEBy , Deputy

Fee \$8.00