

1-1-74

2953

WARRANTY DEED

Vol. M89 Page 13500

KNOW ALL MEN BY THESE PRESENTS, That JANICE F. FENSKE

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by Sierra Construction, 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:

LOTS 71/72/74, Block 32, Nimrod River Park 4th. Addition, Klamath County, Oregon.

THIS INSTRUMENT DOES NOT GUARANTEE THAT ANY PARTICULAR USE MAY BE MADE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT. A BUYER 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

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 \$ 2600.00

However, the actual consideration consists of other property or value given or promised which is the whole consideration (indicate which of the premises hereon is subject to, if applicable, the said value.) (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 27 day of August, 1984; 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)

Janice F. Fenske

Janice F. Fenske

STATE OF OREGON, COLORADO } ss.
County of Garfield
Subscribed and sworn to before me this 11 day of August, 1984.

Personally appeared the above named

Janice F. Fenske

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

Before me:

(OFFICIAL SEAL) Ruthene D. Lacey
Notary Public for Oregon COLORADO

My commission expires: 8-16-87

STATE 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:

Notary Public for Oregon

My commission expires: _____

(OFFICIAL SEAL)

Janice F. Fenske
1234 Country Road #105
Carbondale, Colo. 81623

GRANTOR'S NAME AND ADDRESS

Sierra Construction
438 Sycamore Road,
Santa Monica, Cal. 90402

GRANTEE'S NAME AND ADDRESS

After recording return to:

SIERRA CONSTRUCTION
438 SYCAMORE ROAD
SANTA MONICA, CA 90402

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

NAME, ADDRESS, ZIP

STATE OF OREGON, _____ } ss.

County of Klamath

I certify that the within instrument was received for record on the 24th day of July, 1989, at 3:51 o'clock P.M., and recorded in book/reel/volume No. M89 on page 13500 or as document/tee/file/instrument/microfilm No. 2953, Record of Deeds of said county.

Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk
NAME TITLE

By Ruthene D. Lacey Deputy

Fee \$8.00

HE-4289

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