

OK

11254

## WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That Craig Olsen Vol. m90 Page 2826

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by William Osborne, 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:

N $\frac{1}{2}$ SW $\frac{1}{4}$ NE $\frac{1}{4}$ SW $\frac{1}{4}$  of Section 21, Township 36 South, Range 10  
East of the Willamette Meridian, 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

Reservations and restrictions of record, rights of way, and easements of record and those apparent upon the land, contracts and/or liens for irrigation and/or drainage. 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 \$4,100.00.  
However, the actual consideration consists of or includes other property or value given or promised which is the whole consideration (indicate which).<sup>⓪</sup> (The sentence between the symbols <sup>⓪</sup>, 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 31st day of December, 19 89, if a corporate grantor, it has caused its name to be signed and sealed 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.

Rose Walter  
Rose Walter-Witness

STATE OF CALIFORNIA  
COUNTY OF Ventura

SS.

ON January 12

19 90, before me, the undersigned, a Notary Public in and for the said County and State, personally appeared Rose M. Walter

known to me to be the person(s) whose name(s) (is) (are) subscribed to the within Instrument as (a) Witness(es) thereto, who being by me duly sworn, deposes, and says: That s/he reside(s) in Simi Valley, California

and that s/he was present and saw Craig Olsen

known to her to be the same person whose name is subscribed to the within and annexed Instrument, execute and deliver the same, and s/he acknowledged to said affiant that he executed the same; and that said affiant subscribed her name thereto as a Witness.

Kathy L. Cousins  
(Notary signature line)

("His name (notary's) shall be typed or legibly printed")  
(Sec. 8205 - Government Code 1959)

ACKNOWLEDGMENT—Witness  
Misc. 148 (G.S.) Rev. 10-82

Chatsworth, Ca. 91311

GRANTEE'S NAME AND ADDRESS

After recording return to:

✓ William Osborne  
22301 Needles Street  
Chatsworth, Ca. 91311

NAME, ADDRESS, ZIP

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

✓ William Osborne  
22301 Needles Street  
Chatsworth, Ca. 91311

NAME, ADDRESS, ZIP

STATE OF OREGON,  
County of Klamath ss.

Filed for record at request of:

Rose Walter

on this 12th day of Feb. A.D. 19 90  
at 11:44 o'clock A M. and duly recorded  
in Vol. M90 of Deeds Page 2826

Evelyn Biehn County Clerk

By Caroline Muelnders

Fee, \$28.00

Deputy.

90 FEB 12 AM 11 44



(Seal)