

24529

MTC #24833-DN WARRANTY DEED

Vol. m91 Page 495

KNOW ALL MEN BY THESE PRESENTS, That Charmel Bolster

Hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by Richard A. Horn and Mary Ann Bolster, not as tenants in common, but with the right of survivorship, hereinafter called the grantee, does hereby grant, bargain, sell and convey unto the said grantee and grantee's heirs, successors and assigns, the 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 18 in Block 6 of TRACT 1091, LYNNEWOOD, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon

MOUNTAIN TITLE COMPANY

"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."

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 and the above granted premises, free from all encumbrances EXCEPT ALL THOSE OF RECORD AND THOSE APPARENT UPON THE LAND, IF ANY, AS OF THE DATE OF THIS DEED

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 \$ 17,000.00

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 2nd day of January, 19 91, 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.

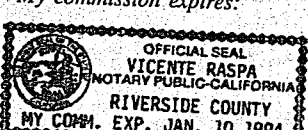
STATE OF OREGON, California )  
County of YUCCA RIVERSIDE ss.  
JAN 2nd, 19 91

Charmel Bolster  
Charmel Bolster

Personally appeared the above named  
Charmel Bolster

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

Before me: Vicente Raspa  
Notary Public for Oregon California  
My commission expires:



STATE OF OREGON, County of \_\_\_\_\_ ) ss.  
The foregoing instrument was acknowledged before me this  
\_\_\_\_\_, 19\_\_\_\_, by \_\_\_\_\_,  
\_\_\_\_\_, president, and by \_\_\_\_\_,  
\_\_\_\_\_, secretary of \_\_\_\_\_

a \_\_\_\_\_ corporation, on behalf of the corporation.  
Notary Public for Oregon \_\_\_\_\_  
My commission expires: \_\_\_\_\_ (SEAL)

Charmel Bolster	
6191 Avenue Juan Diaz	
Riverside, CA 92509	
GRANTOR'S NAME AND ADDRESS	
Richard A. Horn & Mary Ann Bolster	
557 E. Verdugo Ave. #B	
Burbank, CA 91501	
GRANTEE'S NAME AND ADDRESS	
After recording return to:	
SAME AS GRANTEE	
NAME, ADDRESS, ZIP	
Until a change is requested all tax statements shall be sent to the following address:	
SAME AS GRANTEE	
NAME, ADDRESS, ZIP	

STATE OF OREGON, _____ ss.	
County of <u>Klamath</u>	
I certify that the within instrument was	
received for record on the <u>9th</u>	
day of <u>Jan</u> , 19 <u>91</u> ,	
at <u>11:17</u> o'clock <u>A.M.</u> , and recorded	
in book <u>M91</u> on page <u>495</u> or as	
file/reel number <u>24529</u>	
Record of Deeds of said county.	
Witness my hand and seal of County	
affixed.	
Evelyn Biehn, County Clerk	
Recording Officer	
By <u>Debra Muehlendore</u> Deputy	
Fee \$28.00	