

25364

MTC #24883-N

WARRANTY DEED

Vol 91 Page 1901

KNOW ALL MEN BY THESE PRESENTS, That Haril W. Newton

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by The Trustees of The Von Dollen Family Trust 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 7, Block 2, Tract No. 1201, WILLIAMSON RIVER PINES, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Together with an undivided 1/40th interest in and to Lot 4, Block 2.

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 to the land 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 \$ 27,500.00.

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 16th day of January, 19 91; if a corporate grantor, it has caused its name to be signed and sealed by its officers, duly authorized thereto by order of its board of directors.

STATE OF OREGON,)
County of Klamath) ss.
January 30, 19 91

Fred W. Koehler Jr. as Attorney
in fact for Haril W. Newton

Personally appeared the above named
Fred W. Koehler, Jr. as
attorney in fact for Haril W.
Newton

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

Before me:

Notary Public for Oregon

My commission expires: 6/18/92

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)

Haril W. Newton
527 Main Street, Suite A
Klamath Falls, OR 97601

GRANTOR'S NAME AND ADDRESS

The Von Dollen Family Trust
4430 Estrella Rt.
San Miguel, CA 93451

GRANTEE'S NAME AND ADDRESS

The Von Dollen Family Trust
4430 Estrella Rt.
San Miguel, CA 93451

NAME, ADDRESS, ZIP

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

The Von Dollen Family Trust
4430 Estrella Rt.
San Miguel, CA 93451

NAME, ADDRESS, ZIP

STATE OF OREGON, ss.

County of Klamath

I certify that the within instrument was
received for record on the 31st
day of Jan., 19 91,
at 9:50 o'clock A.M., and recorded
in book M91 on page 1901 or as
file/reel number 25364.

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

Evelyn Biehn, County Clerk

Recording Officer

By Pauline Mullen, Deputy

Fee \$28.00