

28394

WARRANTY DEED

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KNOW ALL MEN BY THESE PRESENTS, That

Ronald L. Skaggs

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by Don Dailey and ~~Don Dailey~~ ~~and wife~~ an unmarried man ~~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:~~

The N1/2 of the E1/2 of Lot 4, Block 10, also known as Lot 4B, Block 10, KLAMATH FALLS FOREST ESTATES, SYCAN UNIT, 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 \$ 8,000.00

However, the actual consideration received for the property or value given or promised which is the whole or part of the consideration, indicates which (The sentence between the symbols, 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 10th day of February, 1991, 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 Los Angeles) ss.
February 10, 1991

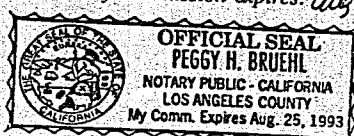
Ronald L. Skaggs

Personally appeared the above named
Ronald L. Skaggs

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

Before me:

Notary Public for Oregon California
My commission expires: Aug. 25, 1993



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)

Ronald L. Skaggs
1850 So. Pacific Avenue
San Pedro, CA 90731
GRANTOR'S NAME AND ADDRESS
Don Dailey
P.O. Box 839
Mariposa, CA 95338
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,

County of Klamath

I certify that the within instrument was
received for record on the 19th
day of April, 1991,
at 2:48 o'clock P. M., and recorded
in book M91 on page 7199 or as
file/reel number 28394

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

Evelyn Biehn, County Clerk

Recording Officer

By Audine Mullendore Deputy

Fee: \$28.00

MOUNTAIN TITLE COMPANY