

30116

MTC 25547

WARRANTY DEED

Vol. m9/ Page 10412

KNOW ALL MEN BY THESE PRESENTS, That
NANCY ANN WELCH

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by BIFF H. H. BLAKE and CINDY L. BLAKE, husband and wife, 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 6 of Block 3 of WINEMA PENINSULA UNIT NO. 1, 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 those of record and those apparent upon the land, if any, as 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 \$ 10,000.00

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 29 day of May, 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.

CALIFORNIA

STATE OF OREGON/

County of Los Angeles) ss.
May 29, 19 91

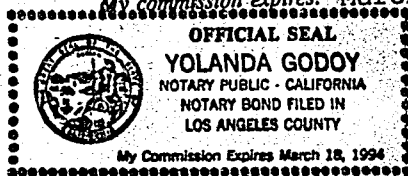
Personally appeared the above named
NANCY ANN WELCH

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

Before me:

Yolanda Godoy
Notary Public for Oregon California

My commission expires: March 18, 1994



NANCY ANN WELCH

3192 FLORINDA ST.

POHONA, CA 91767

GRANTOR'S NAME AND ADDRESS

BIFF H. H. BLAKE and CINDY L. BLAKE

P. O. BOX 983

CHILOQUIN, OR 97624

GRANTEE'S NAME AND ADDRESS

After recording returns to:

BIFF H. H. BLAKE and CINDY L. BLAKE

P. O. BOX 983

CHILOQUIN, OR 97624

NAME, ADDRESS, ZIP

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

BIFF H. H. BLAKE and CINDY L. BLAKE

P. O. BOX 983

CHILOQUIN, OR 97624

NAME, ADDRESS, ZIP

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)

STATE OF OREGON,

ss.

County of Klamath

I certify that the within instrument was received for record on the 3rd day of June, 19 91, at 11:46 o'clock A M., and recorded in book M91 on page 10412 or as file/reel number 30116, Record of Deeds of said county. Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk

Recording Officer

By Debrae Mendenhall Deputy

Fee \$28.00