

OK **34640**

WARRANTY DEED

Vol. m91 Page 18621

KNOW ALL MEN BY THESE PRESENTS, That Larry Smith and Suzanne Smith

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by See Below 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:

Lot 18 Block 2, Tract No. 1096, Americana, in the County of Klamath, State of Oregon. Code 218, Map 3909 - 14DA-2900.

RICHARD A. FAGEN & MARGERITA A. FAGEN, his wife as to an undivided $\frac{1}{2}$ interest and ROSEMARY TERNES, a single woman, as to an undivided $\frac{1}{2}$ interest, all in Joint Tenancy.

(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

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 \$ 99,900.00.

However, the actual consideration consists of or includes other property or value given or promised which is the whole part of the consideration (indicate which). The sentence between the symbols $\textcircled{1}$, 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 26th day of August, 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.

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 FEED TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USES.

STATE OF OREGON, } ss.
County of _____, 19____

Personally appeared the above named _____

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

Before me:

(OFFICIAL SEAL)

Notary Public for Oregon

My commission expires: _____

STATE OF OREGON, County of KLAMATH) ss.AUGUST 23, 1991

Personally appeared LARRY SMITH and SUZANNE SMITH who, being duly sworn, each for himself and not one for the other, did say that the former is the president and that the latter is the secretary of _____

_____ a corporation, and that the seal affixed to the foregoing instrument is the corporate seal of said corporation and that said instrument was signed and sealed in behalf of said corporation by authority of its board of directors; and each of them acknowledged said instrument to be its voluntary act and deed.

Before me:

Notary Public for Oregon

My commission expires: 8-6-93

OFFICIAL SEAL
NOTARY PUBLIC - OREGON
COMMISSION NO. 21478
MY COMMISSION EXPIRES AUG. 6, 1993

GRANTOR'S NAME AND ADDRESS

Richard Fagen
10088 New Hope Road
Galt, CA 95632

GRANTEE'S NAME AND ADDRESS

After recording return to:

Eric H. Spiess
P.O. Box 7
Galt, CA 95632

NAME, ADDRESS, ZIP

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

NAME, ADDRESS, ZIP

SPACE RESERVED
FOR
RECORDER'S USE

STATE OF OREGON,) ss.

County of Klamath

I certify that the within instrument was received for record on the 15th day of Sept., 1991, at 3:22 o'clock P.M., and recorded in book/reel/volume No. M91 on page 18621 or as fee/file/instrument/microfilm/reception No. 34640, Record of Deeds of said county.

Witness my hand and seal of County affixed.

Evelyn Biehn, county Clerk
NAME TITLE

By Deborah M. Murrell Deputy

Fee \$28.00