

37803

MOUNTAIN TITLE COMPANY

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That  
DAVID V. WARD

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hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by  
JOHN F. DUARTE and JULIE M. DUARTE, husband and wife  
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 1 in Block 12 of TRACT NO. 1026, THE MEADOWS, according to the  
official plat thereof on file in the office of the County Clerk of  
Klamath County, Oregon.

"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

record and those apparent upon the land, if any, as the date of this deed except those of 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 \$ 67,500.00

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 22nd day of November, 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,  
County of Klamath ) ss.  
November 22, 1991

Personally appeared the above named  
DAVID V. WARD

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

Before me:

Notary Public for Oregon

My commission expires: 6/8/92

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)

DAVID V. WARD

P.O. Box 12794  
Oakland, CA 94604

GRANTOR'S NAME AND ADDRESS  
JOHN F. DUARTE and JULIE M. DUARTE  
4303 MEADOWS DRIVE  
KLAMATH FALLS, OR 97603

GRANTEE'S NAME AND ADDRESS

JOHN F. DUARTE and JULIE M. DUARTE  
4303 MEADOWS DRIVE  
KLAMATH FALLS, OR 97603

NAME, ADDRESS, ZIP

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

JOHN F. DUARTE and JULIE M. DUARTE  
4303 MEADOWS DRIVE  
KLAMATH FALLS, OR 97603

NAME, ADDRESS, ZIP

STATE OF OREGON,

County of Klamath ) ss.

I certify that the within instrument was  
received for record on the 25th  
day of Nov., 1991,

at 11:27 o'clock A.M., and recorded  
in book M91 on page 24660 or as  
file/reel number 37803

Record of Deeds of said county.

Witness my hand and seal of County  
affixed.

Evelyn Biehn, County Clerk

Recording Officer

By \_\_\_\_\_ Deputy

Fee \$28.00

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