

38876

WARRANTY DEED

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KNOW ALL MEN BY THESE PRESENTS, That Julie P. Irvine

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by James Fitzpatrick 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:

O.K. TO RECORD

Lot 7 and Lot 8 Block 71 Bowne Addition to the city of Bonanza, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon. Tax Accounty #3911-010cc-01600

(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

except all those of record and those appatent upon the land as of the date of this deed.

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 \$ 3,000.00. However, the actual consideration consists of or includes other property or value given or promised which is the whole consideration (indicate 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 11th day of December, 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 FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USES.

STATE OF OREGON, } ss.
County of Klamath }
12-11, 1991

STATE OF OREGON, County of Klamath } ss.
12-11-91, 1991
Personally appeared Julie P. Irvine

Personally appeared the above named Julie Irvine

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

she and ac-
ment to be her



(OFFICIAL SEAL)

Notary Public for Oregon
My commission expires:

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 acknowledged said instrument to be its voluntary act and deed.

Before me, Notary Public for Oregon California.
My commission expires:

(OFFICIAL SEAL)

(If executed by a corporation, affix corporate seal)

Julie Irvine
1301 Lynngrove Dr.
Manhattan Beach, CA. 90266
GRANTOR'S NAME AND ADDRESS

James Fitzpatrick
131 Hayes Ave
Ventura, CA 93003
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

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 20th day of Dec., 1991 at 9:35 o'clock A.M., and recorded in book/reel/volume No. M91 on page 26518 or as fee/file/instrument/microfilm/reception No. 38876, Record of Deeds of said county.

Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk
NAME TITLE

Fee \$28.00

By Pauline Mulinder Deputy