

OK

42124

WARRANTY DEED

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CN

KNOW ALL MEN BY THESE PRESENTS, That Douglas S. Irvine

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by Deborah Lynn Anderson

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:

Lots 13 and 14 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. Klamath County Tax Account # 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

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 \$ 1,000.00

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 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 14 day of Feb, 1992; 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,

County of _____

ss.

19.

STATE OF OREGON,

Personally appeared _____

and

_____ 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:

(OFFICIAL SEAL)

(If executed by a corporation, affix corporate seal)

Personally appeared the above named DOUGLAS IRVINE

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

(OFFICIAL SEAL)

Notary Public for Oregon

My commission expires: Mar 31 1995

Douglas Irvine

3701 Inglewood Ave.

Redondo Beach, CA 90278

GRANTOR'S NAME AND ADDRESS

Deborah Anderson

8422 Bigby

Downey, CA. 90241

GRANTEE'S NAME AND ADDRESS

After recording return to:

Deborah Anderson

8422 Bigby

Downey, CA. 90241

NAME, ADDRESS, ZIP

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

Deborah Anderson

8422 Bigby

Downey, CA. 90241

NAME, ADDRESS, ZIP

STATE OF OREGON,

County of Klamath

ss.

I certify that the within instrument was received for record on the 12th day of March, 1992 at 11:58 o'clock A.M., and recorded in book/reel/volume No. M92 on page 5198 or as fee/file/instrument/microfilm/reception No. 42124, Record of Deeds of said county.

Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk

NAME

TITLE

By Deborah M. Muelender Deputy

Fee \$30.00

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