

49868

WARRANTY DEED

mtc 28248-KS

KNOW ALL MEN BY THESE PRESENTS That

THE TRUSTEES OF THE VON DOLLEN FAMILY TRUST

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by EDWARD E. HICKS-BEACH and BETTY MAY HICKS-BEACH, husband & 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 7, Block 2, Tract No. 1201, WILLIAMSON RIVER PINES, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, together with an undivided 1/40th interest in Lot 4, Block 2 of said Tract 1201, WILLIAMSON RIVER PINES.

SUBJECT TO: Trust Deed, dated January 16, 1991 and recorded January 31, 1991, in Volume M91, page 1902, Microfilm Records of Klamath County, Oregon, in favor of Haril W. Newton, as Beneficiary which the Grantees named above do not agree to assume nor pay and the Grantors herein agree to hold the Grantees harmless therefrom.

"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 all those of record and those apparent 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 \$ 31,000.00

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 26 day of August, 19 92; 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.

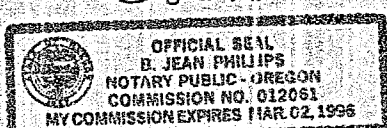
STATE OF ~~OREGON~~ CALIFORNIA)
County of _____) ss.
August _____, 19 92

Personally appeared the above named
ARTHUR L. VON DOLLEN and FLORENCE E. VON DOLLEN, TRUSTEES OF THE VON DOLLEN FAMILY TRUST

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

Before me:

B. Jean Phillips
Notary Public for ~~OREGON~~ CALIFORNIA
My commission expires 3-29-96 Oregon



TRUSTEES OF THE VON DOLLEN FAMILY TRUST

X by: Arthur L. Von Dollen

Arthur L. Von Dollen

X by: Florence E. Von Dollen

Florence E. Von Dollen

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)

THE VON DOLLEN FAMILY TRUST

4430 Estrella Rt.

San Miguel, CA 93451

GRANTOR'S NAME AND ADDRESS

EDWARD E. & BETTY MAY HICKS-BEACH

P.O. Box 201

Dairy, OR 97625

GRANTEE'S NAME AND ADDRESS

EDWARD E. & BETTY MAY HICKS-BEACH

P.O. Box 201

Dairy, OR 97625

NAME, ADDRESS, ZIP

Until a change is required on the above shall be used on the following address:

EDWARD E. & BETTY MAY HICKS-BEACH

P.O. Box 201

Dairy, OR 97625

NAME, ADDRESS, ZIP

STATE OF OREGON, _____) ss.

I certify that the within instrument was received for record on the _____ day of _____, 19 _____,

at _____ o'clock _____ M., and recorded in book _____ on page _____ or as

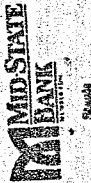
file/reel number _____

Record of Deeds of said county.

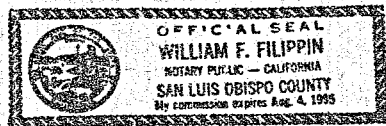
Witness my hand and seal of County affixed.

By _____ Recording Officer
Deputy

19586



STATE OF CALIFORNIA } SS.
COUNTY OF SAN LUIS OBISPO
On August 26, 1992 before me,
the undersigned, a Notary Public in and for said County and State,
personally appeared FLORENCE E. VON VOLLEN



☐ personally known to me
☒ proved to me on the basis of satisfactory evidence
to be the person(s) whose name(s) VS subscribed to the within
instrument, and acknowledged that 24E executed it.

Signature [Signature]
Notary Public in and for said County and State

FOR NOTARY STAMP

STATE OF OREGON: COUNTY OF KLAMATH: SS.

Filed for record at request of Mountain Title Co. the 28th day
of Aug. A.D., 19 92 at 9:13 o'clock A M., and duly recorded in Vol. M92
of Deeds on Page 19585

Evelyn Biehn County Clerk
By [Signature]

FEE \$35.00