

61334

WARRANTY DEED

Vol. 93 Page 10574

MTC

PATRICIA E. WARREN, ALLEN B. WARD AND DONNA

KNOW ALL MEN BY THESE PRESENTS, That
CANTRALL

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by _____, hereinafter called
EDGAR L. SANDERS
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:

SEE EXHIBIT "A" WHICH IS MADE A PART HEREOF BY THIS REFERENCE

MOUNTAIN TITLE COMPANY

"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 those of record and those apparent upon the land, if any, as of the date of this deed 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 \$40,000.00

~~THE TRUE AND ACTUAL CONSIDERATION PAID FOR THIS TRANSFER, STATED IN TERMS OF DOLLARS, IS \$40,000.00. THE GRANTOR HEREBY WARRANTS AND FOREVER DEFENDS 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.~~
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 22 day of April, 19 93;
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.

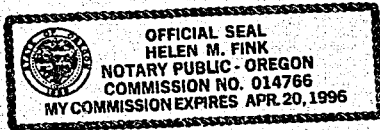
STATE OF OREGON,
County of KLAMATH) ss.
April 22, 19 93

Personally appeared the above named _____
DONNA CANTRALL

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

Before me:

Helen M. Fink
Notary Public for Oregon
My commission expires: 4/28/96



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 _____ (SEAL)
My commission expires: _____

Patricia E. Warren, Allen B. Ward, and Donna Cantrall

P.O. Box 313
Lemon Grove, CA 91945

GRANTOR'S NAME AND ADDRESS

EDGAR L. SANDERS
4606 DENVER AVE
KLAMATH FALLS, OR 97603

GRANTEE'S NAME AND ADDRESS

After recording return to:
EDGAR L. SANDERS
4606 DENVER AVE
KLAMATH FALLS, OR 97603

NAME, ADDRESS, ZIP

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

EDGAR L. SANDERS
4606 DENVER AVE
KLAMATH FALLS, OR 97603

NAME, ADDRESS, ZIP

STATE OF OREGON,

ss.

County of _____
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

MTC Number: 29591-HF

LEGAL DESCRIPTION

A piece or parcel of land situated in the N1/2 SE1/4 NW1/4 of Section 11, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

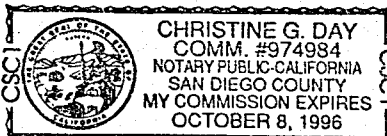
Beginning at a point in the center line of a 60 foot roadway from which the Section corner common to Sections 2, 3, 10 and 11, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, and as marked on the ground by an iron pin driven therein, bears South 89 degrees 44 1/2' West along said roadway center line 1353.8 feet, to a point in the West boundary of said Section 11 and North 0 degrees 13 1/2' West 1662.5 feet to said Section corner and thence South 0 degrees 01' East 331.5 feet to a point in the Southerly boundary of said North half of the Southeast quarter of the Northwest quarter of Section 11; thence North 89 degrees 42' East along said boundary line 65.7 feet; thence North 0 degrees 01' West 331.45 feet, more or less, to an intersection with the center line of the above mentioned roadway; thence South 89 degrees 44 1/2' West along the said roadway center line 65.7 feet, more or less, to said point of beginning.

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

No. 5193

State of CaliforniaCounty of San DiegoOn 4/26/93 before me, Christine G. Day, Notary Publicpersonally appeared Patricia E. Warren and Allen B. Ward

☐ personally known to me - OR - ☒ proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) ☒ are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.



WITNESS my hand and official seal.

SIGNATURE OF NOTARY

OPTIONAL SECTION
CAPACITY CLAIMED BY SIGNER

Though statute does not require the Notary to fill in the data below, doing so may prove invaluable to persons relying on the document.

☒ INDIVIDUAL
☐ CORPORATE OFFICER(S)

TITLE(S)
☐ PARTNER(S) ☐ LIMITED
☐ GENERAL
☐ ATTORNEY-IN-FACT
☐ TRUSTEE(S)
☐ GUARDIAN/CONSERVATOR
☐ OTHER: _____

SIGNER IS REPRESENTING:
NAME OF PERSON(S) OR ENTITY(IES)Selves

OPTIONAL SECTION

THIS CERTIFICATE MUST BE ATTACHED TO THE DOCUMENT DESCRIBED AT RIGHT:

TITLE OR TYPE OF DOCUMENT Warranty DeedNUMBER OF PAGES 2 DATE OF DOCUMENT 4/22/93SIGNER(S) OTHER THAN NAMED ABOVE Sonna Cantrall

Though the data requested here is not required by law, it could prevent fraudulent reattachment of this form.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Mountain Title Co the 12th day of May A.D., 19 93 at 9:36 o'clock A M., and duly recorded in Vol. M93 of Deeds on Page 10574.

FEE \$35.00

Evelyn Biehn County Clerk
By Pauline M. Melanick