

63551

06-24-93A10:41 RCVD

Vol. m93 Page 14938710340041
WARRANTY DEED

AFTER RECORDING RETURN TO:

NORMAN C. JAMES
CAROLE J. JAMES
487 SHERWOOD LOOP
FLORENCE, OR 97439

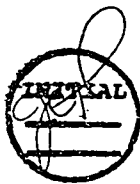
UNTIL A CHANGE IS REQUESTED ALL TAX
STATEMENTS TO THE FOLLOWING ADDRESS:
SAME AS ABOVE

THOMAS ASSOCIATES, INC. hereinafter called GRANTOR(S), convey(s)
to NORMAN C. JAMES and CAROLE J. JAMES, husband and wife
hereinafter called GRANTEE(S), all that real property situated
in the County of Klamath, State of Oregon, described as:

Lot 7, Block 2, Tract No. 1083, CEDAR TRAILS, in the County of
Klamath, State of Oregon.

Code 227 Map 4008-2000 TL 800

RESERVING UNTO GRANTOR AN EASEMENT ALONG THE NORTH BOUNDARY OF
LOT 7, BLOCK 2, FOR A WATER LINE FROM LOT 8, BLOCK 2. THIS
EASEMENT IS FOR THE BENEFIT OF LOTS 5 AND 6, BLOCK 2, CEDAR
TRAILS, KLAMATH COUNTY, OREGON. THIS EASEMENT IS NOT FOR THE
BENEFIT OF LOT 7, BLOCK 2.



"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."

and covenant(s) that grantor is the owner of the above described
property free of all encumbrances except covenants, conditions,
restrictions, reservations, rights, rights of way and easements
of record, if any, and apparent upon the land,

and will warrant and defend the same against all persons who may
lawfully claim the same, except as shown above.

The true and actual consideration for this transfer is
\$12,900.00.

In construing this deed and where the context so requires, the
singular includes the plural.

IN WITNESS WHEREOF, the grantor has executed this instrument
this 16 day of June, 1993.

THOMAS ASSOCIATES, INC.

By [Signature] PRESIDENT
TITLE

STATE OF CALIFORNIA, County of _____) ss.

This instrument was acknowledged before me on June _____, 1993,
by _____
as _____
of _____

Before me:
Notary Public for California
My Commission Expires: _____

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

State of California
 County of Sonoma
 On 6/16/93 before me, Janet G. Simpson Notary Public
 DATE NAME, TITLE OF OFFICER (E.G., "JANE DOE, NOTARY PUBLIC")
 personally appeared John C. Thomas
 NAME(S) OF SIGNER(S)

☐ personally known to me - OR - ☒ proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/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)
President
 TITLE(S)
☐ PARTNER(S) ☐ LIMITED
☐ GENERAL
☐ ATTORNEY-IN-FACT
☐ TRUSTEE(S)
☐ GUARDIAN/CONSERVATOR
☐ OTHER: _____

Articles of Incorp.
 SIGNER IS REPRESENTING:
 NAME OF PERSON(S) OR ENTITY(IES)

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

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

OPTIONAL SECTION

TITLE OR TYPE OF DOCUMENT Current Deed
 NUMBER OF PAGES 1 DATE OF DOCUMENT 6/16/93
 SIGNER(S) OTHER THAN NAMED ABOVE D

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title co the 24th day
 of June A.D., 19 93 at 10:41 o'clock A M., and duly recorded in Vol. M93
 of Deeds on Page 14938.

FEE \$35.00

Evelyn Biehn - County Clerk

By Wendy M. Mullendick