

WARRANTY DEED

MTC 30276-HF

KNOW ALL MEN BY THESE PRESENTS, That

FRED W. GRAB and SONIA GRAB, husband and wife

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by WILLIAM H. GRUND and MARI L. GRUND, husband and 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 12, Block 1, OREGON SHORES SUBDIVISION - TRACT NO 1053, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

## 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 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 \$ 8,000.00

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 10 day of July, 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 \_\_\_\_\_ ) ss.  
\_\_\_\_\_, 19 \_\_\_\_\_. )

Fred W. Grab

FRED W. GRAB

Sonia Grab

SONIA GRAB

Personally appeared the above named  
FRED W. GRAB  
SONIA GRAB

and acknowledged the foregoing instrument  
to be \_\_\_\_\_ voluntary act and deed.

Before me:

Notary Public for Oregon  
My commission expires:

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)

FRED W. GRAB and SONIA GRAB

37795 ASHFIELD LANE  
WINCHESTER CA 92596

GRANTOR'S NAME AND ADDRESS

WILLIAM H. GRUND and MARI L. GRUND

320 TOPAZ LN  
ROSEBURG OR 97470

GRANTEE'S NAME AND ADDRESS

WILLIAM H. GRUND and MARI L. GRUND

320 TOPAZ LN  
ROSEBURG OR 97470

NAM. ADDRESS ZIP

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

WILLIAM H. GRUND and MARI L. GRUND

320 TOPAZ LN  
ROSEBURG OR 97470

NAM. ADDRESS ZIP

SPACE RESERVED

FOR  
RECORDERS USE

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.

Recording Officer \_\_\_\_\_  
Deputy \_\_\_\_\_

## ALL-PURPOSE ACKNOWLEDGMENT

State of California  
County of Riverside }

On 7/27/93 before me, Sandra V. Foust  
NAME, TITLE OF OFFICER - E.G., "JANE DOE, NOTARY PUBLIC"

personally appeared Sonia Corab

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 ac-  
knowledged 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.

Sandra V. Foust  
SIGNATURE OF NOTARY

HBR1  
SANDRA V. FOUST  
COMM. # 957501  
NOTARY PUBLIC - CALIFORNIA  
RIVERSIDE COUNTY  
My Comm. Expires March 17, 1995

NO 209  
CAPACITY CLAIMED BY SIGNER

INDIVIDUAL(S)

CORPORATE \_\_\_\_\_

OFFICER(S) \_\_\_\_\_ TITLE(S) \_\_\_\_\_

PARTNER(S)

ATTORNEY-IN-FACT

TRUSTEE(S)

SUBSCRIBING WITNESS

GUARDIAN/CONSERVATOR

OTHER: \_\_\_\_\_

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

## ALL-PURPOSE ACKNOWLEDGMENT

State of California  
County of Riverside }

On July 28th 1993 before me, Sandra V. Foust  
NAME, TITLE OF OFFICER - E.G., "JANE DOE, NOTARY PUBLIC"

personally appeared Fred W. Corab

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 ac-  
knowledged 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.

Sandra V. Foust  
SIGNATURE OF NOTARY

HBR1  
SANDRA V. FOUST  
COMM. # 957501  
NOTARY PUBLIC - CALIFORNIA  
RIVERSIDE COUNTY  
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PARTNER(S)

ATTORNEY-IN-FACT

TRUSTEE(S)

SUBSCRIBING WITNESS

GUARDIAN/CONSERVATOR

OTHER: \_\_\_\_\_

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

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Mountain Title Co the 29th day  
of July A.D. 19 93 at 1:30 o'clock p.M., and duly recorded in Vol. M93,  
of Deeds on Page 18653.

Evelyn Biehn County Clerk

By Deanne M. McMenamy

FEE \$35.00