

70675

MOUNTAIN TITLE COMPANY

Vol. m 93 Page 28885

MTC 20829 KR

WARRANTY DEED

JUANITA M. ENSIGN  
EUGENE R. WARE, FRANCES R. WARE, EDWARD N.

KNOW ALL MEN BY THESE PRESENTS, That EUGENE R. WARE, FRANCES R. WARE, EDWARD N. ENSIGN, CLIFTON E. BROWN and JUNE J. BROWN, all as tenants in common

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by EDWIN KNIGHT and SUZANNE KNIGHT, 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 3 in Block 71, FIFTH ADDITION TO NIMROD RIVER PARK, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon. TOGETHER WITH a 1971 HILL 20 Mobile Home, Oregon License #X181252, Serial #H045604E which is situate on the real property described herein.

## 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 all those of record and those apparent upon the land 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 \$ 12,000.00. However, the actual consideration consists of or includes other property or value given or promised which is the whole or part of the consideration (indicate which). (The sentence between the symbols, 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 20th day of October, 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.November 1, 19 93.

Personally appeared the above named

Eugene R. Ware  
Frances R. Wareand acknowledged the foregoing instrument to be their voluntary act and deed.

Before me:

Notary Public for Oregon

My commission expires: 11/16/95

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)

EUGENE R. WARE et al

P.O. Box 137  
Beatty, OR 97621  
GRANTOR'S NAME AND ADDRESS

EDWIN KNIGHT &amp; SUZANNE KNIGHT

14419 Wintu Way  
Redding, CA 96003  
GRANTEE'S NAME AND ADDRESS

After recording return to:

EDWIN KNIGHT &amp; SUZANNE KNIGHT

14419 Wintu Way  
Redding, CA 96003  
NAME, ADDRESS, ZIP

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

EDWIN KNIGHT &amp; SUZANNE KNIGHT

14419 Wintu Way  
Redding, CA 96003  
NAME, ADDRESS, ZIP

SPACE RESERVED

FOR

RECORDER'S 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.

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

MOUNTAIN TITLE COMPANY

11-02-93P03:11 RCVD

MOUNTAIN TITLE COMPANY

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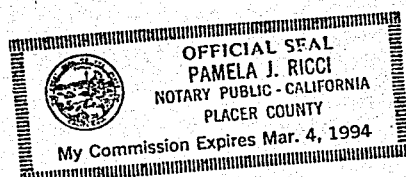
28886

## ALL-PURPOSE ACKNOWLEDGMENT

No. 5179

State of CALIFORNIACounty of PLACEROn OCTOBER 28, 1993 before me, PAMELA J. RICCI, NOTARY PUBLIC  
DATE NAME, TITLE OF OFFICER - E.G., "JANE DOE, NOTARY PUBLIC"personally appeared JUANITA M. ENSIGN AND EDWARD N. ENSIGN  
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

ATTENTION NOTARY: Although the information requested below is OPTIONAL, it could prevent fraudulent attachment of this certificate to an unauthorized document.

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

Title or Type of Document WARRANTY DEEDNumber of Pages 1 Date of Document OCTOBER 28, 1993Signer(s) Other than Named Above EUGENE R. WARE, FRANCES R. WARE and CLIFTON E. BROWN, JUNE J. BROWN

## CAPACITY CLAIMED BY SIGNER

☒ 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)

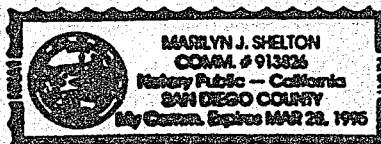
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## CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

No. 5193

State of CaliforniaCounty of San DiegoOn 10/20/93 before me, \*Marilyn J Shelton Notary Public\*  
DATE NAME, TITLE OF OFFICER - E.G., "JANE DOE, NOTARY PUBLIC"personally appeared Clifton E Brown & June J Brown\*  
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)

TITLE(S)

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

## 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.

TITLE OR TYPE OF DOCUMENT WARRANTY DEED\*NUMBER OF PAGES 1 DATE OF DOCUMENT 10/20/93SIGNER(S) OTHER THAN NAMED ABOVE MR. & MRS. WARE AND MR. & MRS. ENSIGN

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Mountain Title Co the 2nd day  
of Nov. A.D., 19 93 at 3:11 o'clock P M., and duly recorded in Vol. M93  
of Deeds on Page 28885

FEE \$35.00

Evelyn Biehn - County Clerk  
By Pauline Mullins