

77022

03-03-94A10:44 RCVD

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WARRANTY DEED

#01041237
AFTER RECORDING RETURN TO:

MARK S. WINTERS
~~530 NORTH 5TH STREET~~ P.O. Box 8123
KLAMATH FALLS, OR 97602-1123

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

PATRICIA MARKEN and PATRICK J. SCHNEIDER hereinafter called
GRANTOR(S), convey(s) to MARK S. WINTERS hereinafter called
GRANTEE(S), all that real property situated in the County of
Klamath, State of Oregon, described as:

All of that portion of Lots 1 and 2, Block 42, FIRST ADDITION TO
THE CITY OF KLAMATH FALLS, in the County of Klamath, State of
Oregon, as follows:

Beginning at the Northwestern corner of Lot 1, Block 42 of said
Addition at the intersection of the Westerly line of Fifth
Street with the Southerly line of Lincoln Street; thence
Southwesterly along the Southerly line of Lincoln Street 90
feet; thence Southeasterly and parallel with Fifth Street 55
feet; thence Northeasterly and parallel with Lincoln Street 90
feet to the Westerly line of Fifth Street; thence Northwesterly
along the Westerly line of Fifth Street 55 feet to the place of
beginning.

CODE 1 MAP 3809-328A TL 5000

"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 TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST
FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.390."

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
\$38,000.00.

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 28 day of February 1994.

Patricia Marken
PATRICIA MARKEN

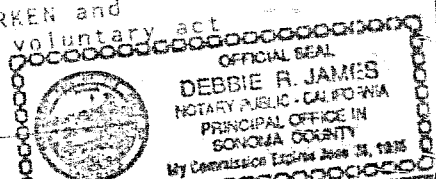
Patrick J. Schneider
PATRICK J. SCHNEIDER

STATE OF CALIFORNIA, County of Sanema) ss.
On this 28 day of February, 1994,

Personally appeared the above named PATRICIA MARKEN and
acknowledged the foregoing instrument to be her voluntary act
and deed.

Before me, Debbie R. James
Notary Public for California
My Commission Expires: 6/28/95

Continued on next page



State of CALIFORNIACounty of ORANGEOn 3-1-94 before me, MELISSA A. MARMOLLO, NOTARY PUBLIC
(DATE) (NAME, TITLE OF OFFICER - I.E., JANE DOE, NOTARY PUBLIC)personally appeared PATRICK J. SCHNEIDER
(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.



(SEAL)

(SIGNATURE OF NOTARY)

ATTENTION NOTARY: The information requested below is OPTIONAL. It could, however, prevent fraudulent attachment of this certificate to any unauthorized document.

THIS CERTIFICATE
MUST BE ATTACHED
TO THE DOCUMENT
DESCRIBED AT RIGHT:Title or Type of Document Warranty deedNumber of Pages 1Date of Document 3-1-94Signer(s) Other Than Named Above Patricia Markin

RIGHT THUMBPRINT (OPTIONAL)

TOP OF THUMB HERE

CAPACITY CLAIMED BY SIGNER(S)

☒ INDIVIDUAL(S)☐ CORPORATE

OFFICER(S)

(TITLE(S))

☐ PARTNER(S)☐ ATTORNEY IN FACT☐ TRUSTEE(S)☐ 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 Aspen Title co the 3rd day
of March A.D., 19 94 at 10:44 o'clock A.M., and duly recorded in Vol. M94
of Deeds on Page 6704

FEE \$35.00

Evelyn Biehn
By Deanne Miller

County Clerk