

79514

04-21-94P02:30 RCVD

WARRANTY DEED

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KNOW ALL MEN BY THESE PRESENTS, That Gladys Cates

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by Leeman F. Cates and Amiel Cates, as Joint Tenants, hereinafter called the grantee, does hereby grant, bargain, sell and convey unto the said grantee and grantee's heirs, successors and assigns, that 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:

Block 49, Lots 30 and 31, of the 4th Addition to Nimrod River Park as shown on map in official records of said County.

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE)

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 of the above granted premises, free from all encumbrances

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 \$ 0. (None)

However, the actual consideration consists of or includes other property or value given or promised which is the whole consideration (indicate which). (The sentence between the symbols ①, 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 8th day of April, 1994; 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.

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.

GLADYS CATES

Gladys Cates

CALIFORNIA

STATE OF OREGON

County of Colusa

April 8th, 1994

ss.

STATE OF OREGON, County of ss.

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Personally appeared and

who, being duly sworn, each for himself and not one for the other, did say that the former is the president and that the latter is the secretary of

Personally appeared the above named Gladys Cates and acknowledged the foregoing instrument to be a voluntary act and deed.

Before me

Renée Green

(OFFICIAL SEAL)

Notary Public for CALIFORNIA
My commission expires:

Before me:

Notary Public for Oregon
My commission expires:

(OFFICIAL SEAL)

(If executed by a corporation, affix corporate seal)

SAME AS BELOW

GRANTOR'S NAME AND ADDRESS

SAME AS BELOW

GRANTEE'S NAME AND ADDRESS

After recording return to:
Mr. Leeman F. Cates
Post Office Box 356
Spring River, OR 97639

NAME, ADDRESS, ZIP

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

NAME, ADDRESS, ZIP



OFFICIAL SEAL
RENEE GREEN
NOTARY PUBLIC - CALIFORNIA
COLUSA COUNTY
My Comm. Expires Sept. 8, 1995

SPACE RESERVED
FOR
RECORDER'S USE

STATE OF OREGON,

County of Klamath

I certify that the within instrument was received for record on the 21st day of April, 1994, at 2:30 o'clock P.M., and recorded in book/reel/volume No. M94 on page 11969 or as fee/file/instrument/microfilm/reception No. 79514, Record of Deeds of said county.

Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk
NAME TITLE

By Pauline M. Mulendy Deputy

Fee \$30.00

\$30.00
Paid