

80336

05-03-94A09:31 RCVD

WARRANTY DEED

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KNOW ALL MEN BY THESE PRESENTS, That

Julie P. Irvine a married woman sole and separate property.
hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by

Kenneth and Terri McKinney as joint tennants, 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 ap-
pertaining, situated in the County of Klamath and State of Oregon, described as follows, to-wit:

Lots 9 & 10 of Block 71, BOWNE ADDITION TO THE CITY OF BONANZA, according
to the official plat thereof on file in the office of the County Clerk of
Klamath county, Oregon. Klamath county tax account #3911-010CC-01600
(with other property).

(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

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 \$3450.00
~~the whole~~ ~~the consideration~~ ~~(indicate dollar and cent symbol)~~ ~~of the above described premises~~ ~~and~~ ~~the~~ ~~same~~ ~~is~~ ~~the~~ ~~whole~~ ~~consideration~~ ~~paid~~ ~~for~~ ~~this~~ ~~transfer~~ ~~stated~~ ~~in~~ ~~terms~~ ~~of~~ ~~dollars~~ ~~is~~ ~~\$3450.00~~

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 _____ day of _____, 19____;
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 DE-
SCRIBED 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.

STATE OF ~~OREGON~~ Calif. }
County of Los Angeles } ss.
12-15, 1993.

Personally appeared the above named
Julie P. Irvine

and acknowledged the foregoing instru-
ment to be
(OFFICIAL
SEAL)
Henry Gary Kuhlmann
NOTARY PUBLIC CALIFORNIA
LOS ANGELES COUNTY
My Comm. Expires Mar. 31, 1995
My commission expires: 3-31-95

STATE OF OREGON, County of _____) ss.
_____, 19____.

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 _____

and that the seal affixed to the foregoing instrument is the corporate seal
of said corporation and that said instrument was signed and sealed in be-
half of said corporation by authority of its board of directors; and each of
them acknowledged said instrument to be its voluntary act and deed.

Notary Public for Oregon
My commission expires: _____
(OFFICIAL
SEAL)
(If executed by a corporation,
affix corporate seal)

Julie p. Irvine
1301 Lynngrove Dr.
Manhattan Beach Ca. 90266
GRANTOR'S NAME AND ADDRESS

Kenneth and Terri McKinney
2359 Lewis Ave.
Signal Hill Ca. 90806
GRANTEE'S NAME AND ADDRESS

After recording return to:

Grantee

NAME, ADDRESS, ZIP

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

NAME, ADDRESS, ZIP

SPACE RESERVED
FOR
RECORDER'S USE

STATE OF OREGON, } ss.

County of _____ Klamath _____
I certify that the within instru-
ment was received for record on the
3rd day of May, 1994
at 9:31 o'clock A.M., and recorded
in book/reel/volume No. M94 on
page 13805 or as fee/file/instru-
ment/microfilm/reception No. 80336.,
Record of Deeds of said county.

Witness my hand and seal of
County affixed.

Evelyn Biehn, County Clerk
NAME TITLE

By Doreen Mullenda Deputy

Fee \$30.00

80337

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* * * * * W A R R A N T Y D E E D * * *

(OREGON STATUTORY FORM)

I, GERTRUDE H. LEISTIKOW** (Grantor), do grant, re and warrant to GERTRUDE H. LEISTIKOW, TRUSTEE of the LEISTIKOW LIVING TRUST, u.d.d. APRIL 11, 1994 (the following described real property situated in Klamath State of OREGON, to-wit:

**Sole Owner per that AFFIDAVIT OF CLAIMING SUCCESSOR TESTATE ESTATE, Case No. 9401430CV as recorded in Klamath County Circuit Court on April 15, 1994.

LOTS ELEVEN (11) and TWELVE (12), in BLOCK FIVE (5) of ST. FRANCIS PARK, according to the duly recorded plat thereof in the official records of Klamath County, Oregon.

The said property is free from encumbrances except: Covenants, conditions, restrictions, liens and easements of record.

The True CONSIDERATION for this conveyance is **NONE**. The Transfer is to the Inter Vivos Trust of GERTRUDE H. LEISTIKOW.

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 USES.

Dated this 11th day of APRIL, 1994.

Gertrude H. Leistikow
GERTRUDE H. LEISTIKOW

STATE OF OREGON

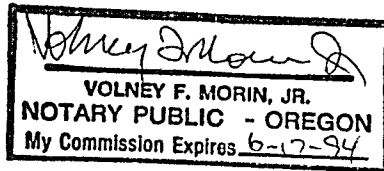
)

County of KLAMATH

) ss.

On this 11th day of APRIL, 1994, personally appeared the above named GERTRUDE H. LEISTIKOW, and acknowledged the foregoing instrument to be her voluntary act and deed.

Before me signed:



(NOTARY SEAL)

(FOR RECORDER'S USE)

MAIL RECORDED DEED and, until a change is requested, all TAX STATEMENTS TO:

GERTRUDE H. LEISTIKOW
4500 CROSBY AVENUE
KLAMATH FALLS, OR 97603

STATE OF OREGON,
County of Klamath ss.

Filed for record at request of:

Volney F. Morin Jr.

on this 3rd day of May A.D., 19 94
at 9:31 o'clock A M. and duly recorded
in Vol. M94 of Deeds Page 13806

Evelyn Biehn County Clerk

By Debbie M. Miller

Deputy.

Fee, \$30.00