

81047

MTC 1396-7017

WARRANTY DEED

Vol 94 Page 15292

BARRY S. MORINAKA

KNOW ALL MEN BY THESE PRESENTS, That

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by
RONALD A. MORINAKA

hereinafter called the grantee, does hereby grant, bargain, sell and convey unto the grantee and grantee's heirs, successors and assigns, that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or in any way appertaining, situated in Klamath County, State of Oregon, described as follows, to-wit:

A TRACT OF LAND SITUATED IN SECTIONS 1 AND 12, T37S, R11EW, KLAMATH COUNTY, OREGON, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THE SE1/4 SE1/4 SW1/4 AND THE SW1/4 SW1/4 SE1/4 OF SAID SECTION 1 AND THE NE1/4 NE1/4 NW1/4, THE SW1/4 NE1/4 NW1/4, THE W1/2 SE1/4 NE1/4 NW1/4, THE NW1/4 SE1/4 NW1/4, AND THE W1/2 NE1/4 SE1/4 NW1/4 OF SAID SECTION 12, CONTAINING 60.38 ACRES.

MOUNTAIN TITLE COMPANY, has recorded this instrument by request as an accommodation only, and has not examined it for regularity and sufficiency or as to its effect upon the title to any real property that may be described therein.

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE)

To Have and to Hold the same unto the grantee and grantee's heirs, successors and assigns forever.

And grantor hereby covenants to and with 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 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 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 \$ 1.00

~~XXXXXX the above consideration includes all property taxes and other charges which are due and payable by the grantor at the date of this deed.~~

In construing this deed, where the context so requires, the singular includes the plural and all grammatical changes shall be made so that this deed shall apply equally to corporations and to individuals.

In Witness Whereof, the grantor has executed this instrument this 12 day of May, 1994; if a corporate grantor, it has caused its name to be signed and its seal, if any, by an officer or other person duly authorized to do so 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.

BARRY S. MORINAKA

California
STATE OF OREGON, County of Los Angeles

This instrument was acknowledged before me on May 12, 1994, by BARRY S. MORINAKA

This instrument was acknowledged before me on _____, 19____, by _____

as _____ of _____



My commission expires 7/15/94 Notary Public for Oregon California

Barry S. Morinaka
3250 Wilshire Blvd #1610
Los Angeles, CA 90010
Grantor's Name and AddressRonald A. Morinaka
3250 Wilshire Blvd #1610
Los Angeles, CA 90010
Grantee's Name and AddressAfter recording return to (Name, Address, Zip):
Barry S. Morinaka
3250 Wilshire Blvd #1610
Los Angeles, CA 90010Until requested otherwise send all tax statements to (Name, Address, Zip):
Ronald A. Morinaka
3250 Wilshire Blvd #1610
Los Angeles, CA 90010SPACE RESERVED
FOR
RECORDER'S USESTATE OF OREGON,
County of Klamath

I certify that the within instrument was received for record on the 16th day of May, 1994, at 10:43 o'clock A.M., and recorded in book/reel/volume No. M94 on page 15292 and/or as fee/file/instrument/microfilm/reception No. 81047, Record of Deeds of said County.

Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk
NAME TITLE
By [Signature] Deputy.

Fee \$30.00