

NI 87955 09-12-94P03:01 RCV MTC 33580 Vol 194 Page 28729
WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That

Ricky L. Segelson and Saralee G. Segelson

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by Chris Ramsey

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:

Lot 13 in Block 9 of Jack Pine Village, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon

THIS DEED IS BEING RECORDED TO FULFILL REAL ESTATE CONTRACT RECORDED JANUARY 30, 1985, VOLUME: M85, PAGE 1653, MICROFILM RECORDS OF KLAMATH COUNTY, OREGON

(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

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 \$fulfillment of contract. 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, if not applicable, should be deleted. See ORS 93.030.)

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 1 day of September, 1994; if a corporate grantor, it has caused its name to be signed and its seal, if any, affixed 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.

Ricky L. Segelson

Saralee G. Segelson

STATE OF OREGON, County of ORANGE ss.

This instrument was acknowledged before me on Sept. 2ND, 1994

by This instrument was acknowledged before me on, 19

by as of

Notary Public for Oregon

My commission expires

Ricky & Saralee Segelson
1030 Geneva

Garden Grove, CA 92640

Grantor's Name and Address

Chris Ramsey

HC 31 Box 150

Gilchrist, OR 97737

Grantee's Name and Address

After recording return to (Name, Address, Zip): Key Title Company 27-21942K

P.O. Box 6178

Bend, OR 97708

After recording return to (Name, Address, Zip):

After Recording Return to:

Key Title Company

152 NW Greenwood Ave.

P.O. Box 6178

Bend, Oregon 97708

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/reel/volume No. on page and/or as fee/file/instrument/microfilm/reception No. Record of Deeds of said County.

Witness my hand and seal of County affixed.

NAME TITLE
By Deputy.

After Recording Return to:

Key Title Company

152 NW Greenwood Ave.

P.O. Box 6178

Bend, Oregon 97708

SPACE RESERVED FOR RECORDER'S USE

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

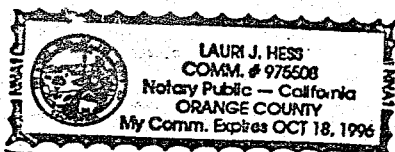
28730
No. 5907

State of CALIF
County of ORANGE

On Sept 2nd, 1994 before me, LAURI S. HESS, Notary Public

personally appeared Picky L. Segelson & Sarah Lee G. Segelson

☐ 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.

Lauri S. Hess
SIGNATURE OF NOTARY

OPTIONAL

Though the data below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent reattachment of this form.

CAPACITY CLAIMED BY SIGNER

- ☐ INDIVIDUAL
☐ CORPORATE OFFICER

TITLE(S)

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

SIGNER IS REPRESENTING:
NAME OF PERSON(S) OR ENTITY(IES)

DESCRIPTION OF ATTACHED DOCUMENT

WARRANTY Deed
TITLE OR TYPE OF DOCUMENT

NUMBER OF PAGES

9-2-94
DATE OF DOCUMENT

SIGNER(S) OTHER THAN NAMED ABOVE

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STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Mountain Title Co the 12th day of Sept A.D., 19 94 at 3:01 o'clock P M., and duly recorded in Vol. M94 of Deeds on Page 28729

FEE \$35.00

Evelyn Biehn - County Clerk
By Quinn Millenore