

88510

09-21-94A05:40 RCVD

MOUNTAIN TITLE COMPANY

Vol. 94 Page 29709

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That RICHARD D. TWAMLEY and PATRICIA A. TWAMLEY, as tenants by the entirety, hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by A. E. PEDERSEN and FAITH R. PEDERSEN, husband and wife, hereinafter called the grantee, does hereby grant, bargain, sell and convey unto the said grantee and grantee's heirs, successors and assigns, the 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:

Lot 2, Block 5, WEST CHILOQUI, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

MOUNTAIN TITLE COMPANY

"This instrument will not a low 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 30.930."

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 and the above grained premises, free from all encumbrances except those of record and those apparent upon the said, if any, as the date of this deed 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 \$ 12,500.00

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 7th day of September, 1994, if a corporate grantor, it has caused it name to be signed and seal affixed by its officers, duly authorized thereto by order of its board of directors.

STATE OF OREGON,

County of _____ ss.

Personally appeared the above named:

RICHARD D. TWAMLEY

PATRICIA A. TWAMLEY

and acknowledged the foregoing instrument to be _____ voluntary act and deed.

Before me:

Notary Public for Oregon
My commission expires:

STATE OF OREGON, County of _____ ss.
The foregoing instrument was acknowledged before me this _____, 19____, by _____, president, and by _____, secretary of _____

a _____ corporation, on behalf of the corporation.
Notary Public for Oregon
My commission expires: _____ (SEAL)

RICHARD D. TWAMLEY and PATRICIA A. TWAMLEY
21962 GIANT FIR PLACE
CANYON LAKE, CA 92587

GRANTOR'S NAME AND ADDRESS
A. E. PEDERSEN and FAITH R. PEDERSEN

20 Bay 1174
Chiloquin, OR 97624
GRANTEE'S NAME AND ADDRESS

After recording return to:
A. E. PEDERSEN and FAITH R. PEDERSEN

20 Bay 1174
Chiloquin, OR 97624
NAME, ADDRESS, ZIP

Until a change is requested all tax statements shall be sent to the following address:
A. E. PEDERSEN and FAITH R. PEDERSEN

20 Bay 1174
Chiloquin, OR 97624
NAME, ADDRESS, ZIP

STATE OF OREGON,

County of _____ ss.

I certify that the within instrument was received for record on the _____ day of _____, 19____, at _____ o'clock _____ M., and recorded in book _____ on page _____ or as file/reel number _____.
Record of Deeds of said county.
Witness my hand and seal of County affixed.

By _____ Recording Officer
Deputy

MOUNTAIN TITLE COMPANY

TI-1100 (1/94) Acknowledgment

General Acknowledgement

STATE OF CALIFORNIA
COUNTY OF Riverside } ss.

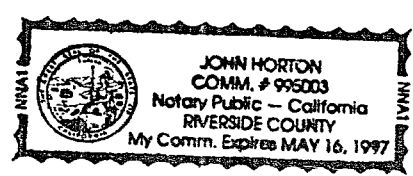
On 9-7-94 before me
John Horton - NOTARY
personally appeared
RICHARD D. TWAMLEY
PATRICIA A. TWAMLEY

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.
Signature John Horton

STEWART TITLE OF THE INLAND EMPIRE

FOR NOTARY SEAL OR STAMP



ATTENTION NOTARY: Although the information requested below is OPTIONAL, it could prevent fraudulent attachment of this certificate to another document

THIS CERTIFICATE MUST BE ATTACHED TO THE DOCUMENT DESCRIBED AT RIGHT:
Title of Type of Document WARRANTY Deed
Number of Pages 1 Date of Document 9-7-94
Signer(s) Other Than Named Above _____

TI-1100 (1/94) Acknowledgment

General Acknowledgement

STATE OF CALIFORNIA
COUNTY OF _____ } ss.

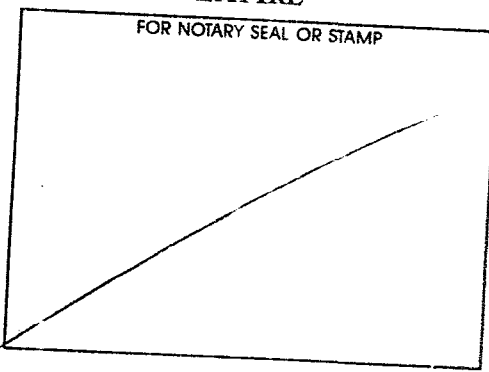
On _____ before me,
personally appeared _____

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.
Signature _____

STEWART TITLE OF THE INLAND EMPIRE

FOR NOTARY SEAL OR STAMP



ATTENTION NOTARY: Although the information requested below is OPTIONAL, it could prevent fraudulent attachment of this certificate to another document

THIS CERTIFICATE MUST BE ATTACHED TO THE DOCUMENT DESCRIBED AT RIGHT:
Title of Type of Document _____
Number of Pages _____ Date of Document _____
Signer(s) Other Than Named Above _____

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Mountain Title Co the 21st day
of Sept A.D., 19 94 at 9:49 o'clock A.M., and duly recorded in Vol. M94
of Deeds on Page 29709

FEE \$35.00

Evelyn Biehr - County Clerk
By Pauline M. [Signature]