

89163

10-04-94P02:56 RCVD

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After recording return to grantee herein.
Until a change is requested send all tax
statements to grantee herein.

KEY TITLE NO. K-47214
ESCROW NO. 27-22249
TAX ACCT. NO. 141279
MAP #2310-36C-4200

GRANTEE'S NAME AND ADDRESS:

ANTHONY D. SMITH
1830 FOREST COURT
MILPITAS, CA 95035

WARRANTY DEED -- STATUTORY FORM
(INDIVIDUAL or CORPORATION)

RONALD L. DENNIS and FRANCES M. DENNIS, husband and wife Grantor,
conveys and warrants to:

ANTHONY D. SMITH, an individual, Grantee,

the following described real property free of encumbrances except as
specifically set forth herein:

Lot 117 in Block 1 of SUN FOREST ESTATES, Tract 1060, according to the
official plat thereof on file in the office of the County Clerk of
Klamath County, Oregon.

SUBJECT TO:

1. Taxes for the fiscal year 1994-95, a lien not yet due and payable.
2. Transmission line easement, recorded September 9th 1951, in Volume
250, page 282, Deed records of Klamath County, Oregon.
3. Easement, recorded June 30th 1972, in Volume M72 page 7124, Deed
records of Klamath County, Oregon.
4. Reservations and restrictions in dedication and on the plat of Sun
Forest Estates, Tract 1060.
5. Articles of Association of Sun Forest Estates Property Owners,
recorded September 10th 1972, in volume M72 page 10581, Deed
Records of Klamath County, Oregon.
6. Public Easement, including the terms and provisions thereof,
recorded September 10th 1973, in Volume M73 page 12178, Deed
records of Klamath County, Oregon.

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 AND TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST
PRACTICES AS DEFINED IN ORS 30.930.

The true consideration for this conveyance is \$6,000.00 . However, if the
actual consideration consists of or includes other property or other value
given or promised, such other property or value was part of the/the whole of
the (indicate which) consideration.

If grantor is a corporation, this has been signed by authority of the Board of
Directors.

Dated this ✓ 28 day of September, 1994.

GRANTOR(S):

✓ Ronald L. Dennis
RONALD L. DENNIS

✓ Frances M. Dennis
FRANCES M. DENNIS

CALIFORNIA
STATE OF ~~OREGON~~, County of ✓ PLUMAS) ss.

This instrument was acknowledged before me on September 28, 1994,
by RONALD L. DENNIS and FRANCES M. DENNIS.

Notary Public for ~~Oregon~~
California

My commission expires: _____

31129

No. 5807

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

State of California

County of Plumas

On 9-28-94 before me, Terri L. Farris
DATE NAME, TITLE OF OFFICER - E.G., "JANE DOE, NOTARY PUBLIC"

personally appeared Ronald M. Dennis and Frances M. dennis
NAME(S) OF SIGNER(S)

☒ 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.

Terri L. Farris
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

1
NUMBER OF PAGES

9-28-94
DATE OF DOCUMENT

N/A
SIGNER(S) OTHER THAN NAMED ABOVE

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Klamath County Title Co the 4th day
of Oct A.D., 19 94 at 2:56 o'clock P M., and duly recorded in Vol. M94
of Deeds on Page 31128

FEE \$35.00

Evelyn Biehn County Clerk
By *Pauline J. Mendenhall*