

90605

11-03-94P03:09 RCVD

MOUNTAIN TITLE COMPANY

MTC 23878-JW

Vol. 194 Page 34117

941179

WARRANTY DEED

Vol. 194 Page 35247

KNOW ALL MEN BY THESE PRESENTS, That

NINA WALTON

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

THE DELLA BELL TRUST

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:

Lots 5 and the Northerly 20 feet of Lot 6, Block 11, SPRAGUE RIVER, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

~~THIS DEED IS BEING RE-RECORDED TO CORRECT THE GRANTEE'S VESTING~~

MOUNTAIN TITLE COMPANY

"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."

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 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 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 \$ 15,000.00

However, the actual consideration consists of, includes other property or value other than the whole or part of the consideration in the case which is not applicable should be recorded.

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 24 day of OCTOBER, 1994; 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.

STATE OF OREGON,

County of _____) ss.

Personally appeared the above named _____

NINA WALTON

_____ 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)

NINA WALTON

P.O. BOX 2126

WEAVERVILLE, CA 96093

GRANTOR'S NAME AND ADDRESS

THE DELLA BELL TRUST

1139 SKYVIEW DR.

OAKDALE, CA 95361

GRANTEE'S NAME AND ADDRESS

After recording, return to:

THE DELLA BELL TRUST

1139 SKYVIEW DR.

OAKDALE, CA 95361

NAME, ADDRESS, ZIP

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

THE DELLA BELL TRUST

1139 SKYVIEW DR.

OAKDALE, CA 95361

NAME, ADDRESS, ZIP

SPACE RESERVED

FOR

RECORDER'S USE

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 _____ 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

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

34118

No. 5907

35248

State of California

County of Trinity

On October 24, 1994 before me, Kathleen Johnson, Notary Public

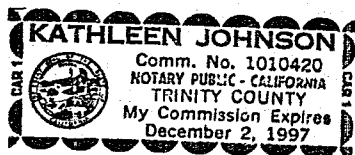
DATE

NAME, TITLE OF OFFICER - E.G., "JANE DOE, NOTARY PUBLIC"

personally appeared ----- NINA WALTON -----

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,

[Signature]
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: _____

DESCRIPTION OF ATTACHED DOCUMENT

WARRANTY DEED
TITLE OR TYPE OF DOCUMENT

NUMBER OF PAGES

24 OCTOBER, 1994
DATE OF DOCUMENT

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

OTHER THAN NAMED ABOVE

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Mountain Title Co the 3rd day of Nov A.D., 19 94 at 3:09 o'clock P. M., and duly recorded in Vol. M94 of Deeds on Page 34117

FEE \$35.00

Evelyn Biehn County Clerk

By Pauline Mulbender

INDEXED

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Mountain Title Company the 16th day of November A.D., 19 94 at 11:29 o'clock A. M., and duly recorded in Vol. M94 of Deeds on Page 35247

FEE \$10.00

Evelyn Biehn County Clerk

By Syrette Shultz