

NAT. 17

91414

WARRANTY DEED



KNOW ALL MEN BY THESE PRESENTS, That JUSTUS C.H. POOLMAN (aka JUSTIS C.H. POOLMAN)

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by PAULINE CLARK GUSSECK FOX, and DAVID M. LOW and PAULA R. LOW, Husband and Wife 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 the S $\frac{1}{2}$ SW $\frac{1}{4}$ NW $\frac{1}{4}$ of Section 16, Township 31 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

That portion of the SE $\frac{1}{4}$ SW $\frac{1}{4}$ NW $\frac{1}{4}$ lying West of a North-South (bearings based on a solar observation) line 989.57 feet East of the West $\frac{1}{4}$ corner of said Section 16.

Subject to:

1. Rights of the public in and to any portion of the herein described premises lying within the limits of streets, roads or highways.
2. Reservations and restrictions as contained in deed recorded September 2, 1954 in Volume 269 at Page 125, Deed Records of Klamath County, Oregon, from the United States of America.
3. An easements created by instrument, subject to the terms and provisions thereof, dated July 1, 1976 Recorded January 3, 1977, Volume: M77, Page 99, Microfilm Records of Klamath County, Oregon for the Southernly 15 feet of said property which sellers reserve as the only easement for ingress and egress for themselves and their successors in interest to other properties owned by them.

(CONTINUED 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 of record

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 \$ NONE

However, the actual consideration in terms of property or value given or promised which is part of the consideration (indicate which, if not applicable, should be deleted. See ORS 93.030.)

In construing this deed, where the context 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 11th day of November, 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 AND TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.930.

Justus C.H. Poolman

Aasta M. Poolman

STATE OF OREGON, County of Klamath

This instrument was acknowledged before me on October 11, November 11, 1994, by JUSTUS C.H. POOLMAN and AASTA M. POOLMAN

This instrument was acknowledged before me on 11th day of November, 1994, by JUSTUS C.H. POOLMAN and AASTA M. POOLMAN as of

My commission expires Notary Public for Oregon California

JUSTUS C.H. POOLMAN & AASTA M. POOLMAN
PO Box 1010

Bonsall, CA 92003

PAULINE CLARK GUSSECK FOX & DAVID M. LOW and PAULA R. LOW

720 SW 56th ST., CORVALLIS, OR 97333

Grantor's Name and Address

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

Gretchen R. Morris

810 SW Madison Ave.

Corvallis OR 97333

Until requested otherwise send all tax statements to (Name, Address, Zip):

PAULINE CLARK GUSSECK FOX & DAVID M.

LOW & PAULA R. LOW

720 SW 56TH ST., CORVALLIS (OR 97333)

SPACE RESERVED
FOR
RECORDER'S USE

STATE OF OREGON,

County of Klamath ss.

I certify that the within instrument was received for record on the 11th day of November, 1994, at 5 o'clock P.M., and recorded in Book/reel/volume No. on page and/or as fee/tile/instrument/microfilm/reception No. Record of Deeds of said County.

Witness my hand and seal of County affixed.

NAME

TITLE

By Deputy.

Legal description continued:

4. All liens and encumbrances placed on the property after November 10, 1992.

Grantees DAVID M. LOW & PAULA R. LOW take the property as Tenants by the Entirety, subject to a life estate in the property, of PAULINE CLARK GUSSECK FOX.

This deed is given to correct the designation of Grantee in the deed dated November 10, 1992 and recorded in Vol. M92 of Deeds on Page 27850, records of Klamath County on November 24, 1992.

35724

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

No. 5193

State of CALIFORNIA

County of SAN DIEGO

On Nov. 11, 1994 before me, DAPHNE E. MILLER Notary Public
DATE NAME, TITLE OFFICER - E.G., "JANE DOE, NOTARY PUBLIC"

personally appeared Jesse C. H. Poon & Anita Poon
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.

Daphne E. Miller
SIGNATURE OF NOTARY

OPTIONAL SECTION

CAPACITY CLAIMED BY SIGNER

Though statute does not require the Notary to fill in the data below, doing so may prove invaluable to persons relying on the document.

- ☒ INDIVIDUAL
- ☐ CORPORATE OFFICER(S)
- TITLE(S)
 - ☐ PARTNER(S) ☐ LIMITED ☐ GENERAL
 - ☐ ATTORNEY-IN-FACT
 - ☐ TRUSTEE(S)
 - ☐ GUARDIAN/CONSERVATOR
 - ☐ OTHER: _____

SIGNER IS REPRESENTING:

NAME OF PERSON(S) OR ENTITY(IES)

OPTIONAL SECTION

THIS CERTIFICATE MUST BE ATTACHED TO THE DOCUMENT DESCRIBED AT RIGHT:

Though the data requested here is not required by law, it could prevent fraudulent reattachment of this form.

TITLE OR TYPE OF DOCUMENT WARRANT DEED
NUMBER OF PAGES 1 DATE OF DOCUMENT 11-11-94
SIGNER(S) OTHER THAN NAMED ABOVE none

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STATE OF OREGON: COUNTY OF KLAMATH: SS.

Filed for record at request of _____ the _____ 21st day
of November A.D., 19 94 at 2:13 o'clock P. M., and duly recorded in Vol. M94
of Deeds on Page 35722

FEE \$40.00

Evelyn Hehn County Clerk
By Lynette Chaley