

MTC 3114124F

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That  
 BURT M. BRADSHAW and HAYWARD JOEL SOWELL  
 hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by  
 CURTIS CAINS and LAURA CAINS, 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 3, Block 70, KLAMATH FALLS FOREST ESTATES, HIGHWAY 66 UNIT, PLAT NO.  
 3, 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 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, in 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 \$ 7,950.00  
~~XXXXXX THE GRANTOR HEREBY CERTIFIES THAT THE ABOVE STATED CONSIDERATION IS THE TRUE AND ACTUAL CONSIDERATION PAID FOR THIS TRANSFER AND THAT NO OTHER CONSIDERATION HAS BEEN PAID OR RECEIVED FOR THIS TRANSFER. THE GRANTOR HEREBY CERTIFIES THAT THE ABOVE STATED CONSIDERATION IS THE TRUE AND ACTUAL CONSIDERATION PAID FOR THIS TRANSFER AND THAT NO OTHER CONSIDERATION HAS BEEN PAID OR RECEIVED FOR THIS TRANSFER.~~

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 21 day of OCT, 1984; 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.  
 \_\_\_\_\_, 19\_\_\_\_

Personally appeared the above named  
 BURT M. BRADSHAW  
 HAYWARD JOEL SOWELL  
E

and acknowledged the foregoing instrument  
 to be \_\_\_\_\_ voluntary act and deed  
 Before me: SEE ATTACHED

Notary Public for Oregon  
 My commission expires:

BURT M. BRADSHAW

HAYWARD JOEL SOWELL

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)

~~BURT M. BRADSHAW and HAYWARD JOEL SOWELL~~  
~~16350 RANCHO ESCONDIDO~~  
~~RIVERSIDE, CA 92506~~

GRANTOR'S NAME AND ADDRESS  
 CURTIS CAINS and LAURA CAINS

P.O. BOX 3316  
 Oceanside, CA 92051

GRANTEE'S NAME AND ADDRESS  
 CURTIS CAINS and LAURA CAINS

P.O. BOX 3316  
 Oceanside, CA 92051

Until a change is requested all communications shall be sent to the following address:

CURTIS CAINS and LAURA CAINS

P.O. BOX 3316  
 Oceanside, CA 92051

NAME, ADDRESS, ZIP

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

# CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

36391

State of CALIFORNIA

County of RIVERSIDE

On OCT 21 1994

DATE

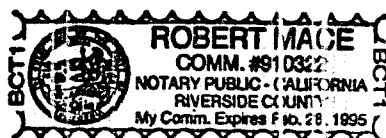
before me, ROBERT MACE NOTARY PUBLIC

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

personally appeared BURT IN BRADSHAW AND HEYWARD JOEL SOWELL

NAME(S) OF SIGNER(S)

☐ personally known to me - CR - ☒ 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:

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

### DESCRIPTION OF ATTACHED DOCUMENT

WARRANTEE DEED

TITLE OR TYPE OF DOCUMENT

1  
NUMBER OF PAGES

10/21/94  
DATE OF DOCUMENT

6 2 buyers  
SIGNER(S) OTHER THAN NAMED ABOVE

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Mountain Title co the 29th day of Nov A.D., 19 94 at 3:05 o'clock P M., and duly recorded in Vol. M94 of 11 books on Page 36390.

FEE \$35.00

Evelyn Biehn County Clerk  
By Douglas M. Mendenhall