

OK 93455 01-12-95P03:30 RCVJ

WARRANTY DEED

Vol 95 Page 717

KNOW ALL MEN BY THESE PRESENTS, That BUNYA, INC., a Nevada Corporation hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by RICHARD ANDERSON and CAROLYN ANDERSON, his wife, as Joint Tenants, hereinafter called the grantee, does hereby grant, bargain, sell and convey unto the said grantee and grantee's heirs, successors and assigns, that 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 12, Block 200, MILLS SECOND ADDITION TO THE CITY OF KLAMATH FALLS, in the County of Klamath, State of Oregon.

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 of the above granted premises, free from all encumbrances except items of record commonly accepted and common to the area.

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 \$ 23,500.00 . . . However, the actual consideration consists of or includes other property or value given or promised which is the whole consideration (indicate which). (The sentence between the symbols @, if not applicable, should be deleted. See ORS 93.030.)

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 provision hereof apply equally to corporations and to individuals.

In Witness Whereof, the grantor has executed this instrument this 12 day of October, 1988; if a corporate grantor, it has caused its name to be signed and sealed by its officers, duly authorized thereto 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.

Robert C. Johnson
Patricia A. Johnson

STATE OF OREGON,

County of . . . ss.
19

STATE OF OREGON, County of Klamath
October 12, 1988 . . . ss.

Personally appeared the above named . . .

Personally appeared Robert C. Johnson and Patricia A. Johnson, who, being duly sworn, each for himself and not one for the other, did say that the former is the president and that the latter is the secretary of . . .

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

Bunya, Inc., a Nevada Corp. . . a corporation, and that the seal affixed to the foregoing instrument is the corporate seal of said corporation and that said instrument was signed and sealed in behalf of said corporation by authority of its board of directors; and each of them acknowledged said instrument to be its voluntary act and deed.

(OFFICIAL SEAL)

Before me:
Notary Public for Oregon
My commission expires: . . .

Virginia J. Jones
Before me:
Notary Public for Oregon
My commission expires: 7-23-89

(OFFICIAL SEAL)

(If executed by a corporation, affix corporate seal)

Bunya, Inc.
P.O. Box 21447
Reno, Nevada 89515-1447
GRANTOR'S NAME AND ADDRESS

Richard & Carolyn Anderson
17400 Van Arsdale Road
Potter Valley, CA. 95469
GRANTEE'S NAME AND ADDRESS

After recording return to:
RUSSELL & DAWN MCELHANEY
26 SOUTH "S" STREET
LAKEVIEW, OR 97630
NAME, ADDRESS, ZIP

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

AS YOUR RECORDS NOW SHOW

NAME, ADDRESS, ZIP

STATE OF OREGON,

County of . . . Klamath . . . ss.

I certify that the within instrument was received for record on the 10th day of Jan., 1995, at 3:37 o'clock P.M., and recorded in book/reel/volume No. M95 on page 717 or as fee/file/instrument/microfilm/reception No. 93455, Record of Deeds of said county.

Witness my hand and seal of County affixed.

Bernetha G. Letsch, County Clerk
NAME
TITL

By *Pauline Mulken* Deputy

Fee \$30.00

SPACE RESERVE FOR RECORDER'S USE