

1-174

93885

01-23-95A11:23 RCVD

WARRANTY DEED

Volume Page 1538

KNOW ALL MEN BY THESE PRESENTS, That Clara Cabella

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by T. C Dacuble, Jr. & Richard Kroll, as Joint Tenants with Right of Survivorship, 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 4 in Block 5 in Tract 1039.

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE)

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 contracts, liens, assessments, rules and regulations for irrigation, drainage and sewage, and reservations, restrictions, easements, and rights of way of record and those apparent on the land.

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 whoinsoever, except those claiming under the above described encumbrances.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ 2,500.00

⓪However, the actual consideration consists of or includes other property or value given or promised which is the whole consideration (indicate which) ⓪(The sentence between the symbols ⓪, if not applicable, should be deleted. See ORS 93.037)

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 17th day of January 1995; 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.

(If executed by a corporation,  
affix corporate seal)

STATE OF OREGON,

County of Klamath

January 17, 1995

Personally appeared the above named

Clara Cabella

and acknowledged the foregoing instrument to be her voluntary act and deed

(OFFICIAL SEAL)

Notary Public for Oregon

My commission expires: 12-8-97

STATE OF OREGON, County of

19

Personally appeared

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

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

K. LITTLE

NOTARY PUBLIC-OREGON

COMMISSION NO. 030188

MY COMMISSION EXPIRES DEC 8, 1997

My commission expires:

(OFFICIAL SEAL)

GRANTOR'S NAME AND ADDRESS

GRANTEE'S NAME AND ADDRESS

After recording return to:

T. C. DACUBLE

P.O. Box 1464

STEVENS, OR 97159

NAME, ADDRESS, ZIP

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

NAME, ADDRESS, ZIP

STATE OF OREGON,

County of Klamath

I certify that the within instrument was received for record on the 23rd day of Jan, 1995, at 11:23 o'clock A. M., and recorded in book M95 on page 1538 or as file/reel number 93885, Record of Deeds of said county.

Witness my hand and seal of County affixed.

Bernetha G. Letsch, County Clerk  
Recording Officer

By Deputy

Fee \$30.00

330