

95139

02-22-95A10:00 RCVD

WARRANTY DEED

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KNOW ALL MEN BY THESE PRESENTS, That Julie Irvine

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

Sandra L. Reinhart, hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by 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:

Block 71 Lots 19 and 20, BOWNE ADDITION TO THE CITY OF BONANZA. according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Klamath County Tax Account #3911-010CC-01600 (with other property

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE)

(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

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 \$ 3,450.00

① The cash and demand consideration paid for this transfer, stated in terms of dollars, is \$ 3,450.00

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 8th day of December, 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.

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.

STATE OF OREGON,)
County of Los Angeles) ss.
2-13, 1995

STATE OF OREGON, County

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

ment to be voluntary act and deed.

Before me:

(OFFICIAL
SEAL)

Notary Public for Oregon

My commission expires: 3-31-95

Before me:

[Signature]
Library Public for Oregon

My commission expires:

(OFFICIAL
SEAL)

(If executed by a corporation
affix corporate seal)

Julie Irvine
1301 Lynngrove
Manhattan Beach, Ca 90266

Sandra Reinhart
1002 E. Quail Pl.
Highlands Ranch, Co. 80126

After recording return to:

Grantee

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 22nd day of Feb, 1995, at 10:00 o'clock A. M., and recorded in book/reel/volume No. M95 on page 3786 or as fee/file/instrument/microfilm/reception No. 95139, Record of Deeds of said county.

Witness my hand and seal of
County affixed.

Bernetha G. Letsch, County Clerk

By Pauline Mullender Deputy

FEE: \$30.00