

55874

03-07-95P02:15 R1:10

SPECIAL WARRANTY DEED

Vol. 195 Page 5088

KNOW ALL MEN BY THESE PRESENTS, That FRANCES A. MOLINE, A WIDOW

for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto JOHN M. MOLINE AND TONYA J. MOLINE, HUSBAND AND WIFE hereinafter called grantees, and unto grantee's heirs, successors and assigns all of that certain real property with the tenements, hereditaments and appurtenances thereunto belonging or in any way appertaining, situated in the County of KLAMATH, State of Oregon, described as follows, to-wit:

R-3510-028A0-04800-000 KLAMATH FORREST ESTATES 1ST. ADDITION,
BLOCK 35, LOT 24, COUNTY OF KLAMATH, STATE OF OREGON

(If space insufficient, continue description on reverse side)

To Have and to Hold the same unto the grantees and grantee's heirs, successors and assigns forever.
And the grantor hereby covenants to and with the grantees and grantee's heirs, successors and assigns that the real property is free from encumbrances created or suffered thereon by grantor and that grantor will warrant and defend the same and every part and parcel thereof against the lawful claims and demands of all persons claiming by, through, or under the grantor.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ -0-
The consideration (Indicate in dollars and cents) (The sentence between the symbols \$, if not applicable, should be deleted. See ORS 93.030.)

In construing this deed, where the context so 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 24 day of FEBRUARY, 1995, 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 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.

FRANCES A. MOLINE

STATE OF OREGON, County of) ss.

This instrument was acknowledged before me on , 19, by

This instrument was acknowledged before me on , 19, by

as of

My commission expires Notary Public for Oregon

FRANCES A. MOLINE
5209 CAMINO PLAYA MALAGA
SAN DIEGO, CA 92124

Grantor's Name and Address
JOHN M. & TONYA J. MOLINE
5209 CAMINO PLAYA MALAGA
SAN DIEGO, CA 92124

After recording return to (Name, Address, Zip)
MR. & MRS. JOHN M. MOLINE
5209 CAMINO PLAYA MALAGA
SAN DIEGO, CA 92124

Until requested otherwise send all statements to (Name, Address, Zip)
MR. & MRS. JOHN M. MOLINE
5209 CAMINO PLAYA MALAGA
SAN DIEGO, CA 92124

SPACE RESERVED
FOR
RECORDER'S USE

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/reel/volume No. on page and/or as fee/file/instrument/microfilm/reception No. Record of Deeds of said County.

Witness my hand and seal of County affixed.

NAME TITLE
By , Deputy

CALIFORNIA

5089

ALL-PURPOSE

ACKNOWLEDGEMENT

STATE OF CALIFORNIA

COUNTY OF SAN DIEGO

On 2/24/95 before me, Coren Andrews, Notary Public
DATE NAME TITLE OF OFFICER - E.G., JANE DOE, NOTARY PUBLIC

personally appeared, Frances A. Moline
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.

Coren Andrews
NOTARY PUBLIC SIGNATURE

(SEAL)



OPTIONAL INFORMATION

TITLE OR TYPE OF DOCUMENT _____

DATE OF DOCUMENT _____ NUMBER OF PAGES _____

SIGNER(S) OTHER THAN NAMED ABOVE _____

STATE OF OREGON: COUNTY OF KLAMATH: SS.

Filed for record at request of John Moline the 7th day
of March A.D., 19 95 at 2:15 o'clock P M., and duly recorded in Vol. M95
of Deeds on Page 5088

FEE \$35.00

By Bernetha G. Letsch, County Clerk