

## WARRANTY DEED

**KNOW ALL MEN BY THESE PRESENTS.** That

ROBERT GARROSS

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

SCHUYLER JAMES WINTERS

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 38 in Block 32 of KLAMATH FALLS FOREST ESTATES, HIGHWAY UNIT PLAT NO. 2, 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, if any, as the date of this deed

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 \$~~

[illegible]

*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 24<sup>th</sup> day of May, 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.

order of its board of directors.

STATE OF OREGON,  
County of Clatsop ) ss.

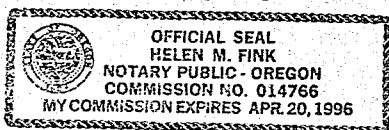
Robert Garross  
ROBERT GARROSS

Personally appeared the above named \_\_\_\_\_  
ROBERT GARROSS

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

Before me: Nelson N. L. (Signature)

Notary Public for Oregon  
My commission expires:



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)

~~ROBERT GARROSS~~  
~~1322 PERALTA AVE.~~  
~~BERKELEY, CA 94702~~

GRANTOR'S NAME AND ADDRESS

GRANTOR'S NAME AND ADDRESS  
SCHUYLER JAMES WINTERS

3300 CHAUDIA DRIVE  
CONCORD, CA 94519-2025

GRANTEES NAME AND ADDRESS

**SCHUYLER JAMES WINTERS**

3300 CLAUDIA DRIVE  
CONCORD, CA 94519-2025

NAME, ADDRESS, ZIP

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

**SCHUYLER JAMES WINTERS**

3300 CLAUDIA DIRVE  
CONCORD, CA 94519-2025

NAME ADDRESS ZIP

STATE OF OREGON.

County of Klamath

I certify that the within instrument was received for record on the 5th day of May, 19 95, at 3:31 o'clock P M., and recorded in book M95 on page 11799 or as file/reel number 99604

Record of Deeds of said county.  
Witness my hand and seal of County  
affixed.

Bernetha G. Letsch, Co Clerk

By Spratt M. Hays Recording Officer  
Deputy

**FEE: \$30.00**

05-05-95P03:31 RCVD

**MOUNTAIN TITLE COMPANY**

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