

NA

99933

MTC 1396-7499

WARRANTY DEED

Vol. m95 Page 12395

KNOW ALL MEN BY THESE PRESENTS, That WILLIAM R. WOHRMAN, as to an undivided 1/4 interest as a Tenant in Common hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by WILLIAM R. WOHRMAN, TRUSTEE FOR THE WOHRMAN FAMILY REVOCABLE LIVING TRUST, U/D/T, Dated, 3/10/95, hereinafter called the grantee, does hereby grant, bargain, sell and convey unto the grantee and grantee's heirs, successors and assigns, that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or in any way appertaining, situated in Klamath County, State of Oregon, described as follows, to-wit:

Lots 23 and 24 in BLOCK 71 of BUENA VISTA ADDITION to the City of Klamath Falls, Oregon, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

MOUNTAIN TITLE COMPANY, has recorded this instrument by request as an accommodation only, and has not examined it for regularity and sufficiency or as to its effect upon the title to any real property that may be described therein.

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE)

To Have and to Hold the same unto the grantee and grantee's heirs, successors and assigns forever.

And grantor hereby covenants to and with 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 those of record and those apparent upon the land, if any, as the date of this deed

and that grantor will warrant and forever defend the 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 \$ 0.00 (Estate Planning)

~~THIS INSTRUMENT IS NOT VALID UNLESS IT IS FILED WITH THE CLERK OF THE COUNTY OF OREGON, PORTLAND, OREGON, WITHIN 90 DAYS OF THE DATE OF RECORDING. IF NOT FILED WITHIN THE SPECIFIED TIME, THE INSTRUMENT SHALL BE VOID AS TO ALL PERSONS EXCEPT THE PARTIES TO THE INSTRUMENT.~~

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 11th day of APRIL, 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 to do so 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 AND TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.930.

STATE OF Oregon, County of Los Angeles ss.
This instrument was acknowledged before me on April 11, 1995,
by William R. Wohrman Notary Public
This instrument was acknowledged before me on _____, 19____,
by _____
as _____
of _____

Notary Public for Oregon

My commission expires _____

William R. Wohrman
12852 Larrylyn Drive
La Mirada, CA 90638
Grantor's Name and Address
William R. Wohrman, Trustee For The
Wohrman Family Revocable Living
Trust (address same as Grantor)
Grantee's Name and Address

After recording return to (Name, Address, Zip):

William R. Wohrman
12852 Larrylyn Drive
La Mirada, CA 90638

Until requested otherwise send all tax statements to (Name, Address, Zip):

William R. Wohrman
12852 Larrylyn Drive
La Mirada, CA 90638

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.

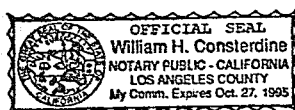
Witness my hand and seal of County affixed.

By _____, NAME TITLE
By _____, Deputy.

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

State of Calif
 County of Los Angeles
 On 4-11-95 before me, William H. Consterdine, Notary Public
DATE NAME, TITLE OF OFFICER - E.G., "JANE DOE, NOTARY PUBLIC"
 personally appeared William R. Wohrman, Junior C. Wohrman
NAME(S) OF SIGNER(S)

☐ 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.

[Signature]
SIGNATURE OF NOTARY

OPTIONAL SECTION

CAPACITY CLAIMED BY SIGNER

Though statute does not require the Notary to fill in the data below, doing so may prove invaluable to persons relying on the document.

- ☐ INDIVIDUAL
☐ CORPORATE OFFICER(S)

- TITLE(S)
☐ PARTNER(S) ☐ LIMITED
☐ GENERAL
☐ ATTORNEY-IN-FACT
☐ TRUSTEE(S)
☐ GUARDIAN/CONSERVATOR
☐ OTHER: _____

SIGNER IS REPRESENTING:

NAME OF PERSON(S) OR ENTITY(IES)

OPTIONAL SECTION

THIS CERTIFICATE MUST BE ATTACHED TO THE DOCUMENT DESCRIBED AT RIGHT:

Though the data requested here is not required by law, it could prevent fraudulent reattachment of this form.

TITLE OR TYPE OF DOCUMENT _____

NUMBER OF PAGES _____ DATE OF DOCUMENT _____

SIGNER(S) OTHER THAN NAMED ABOVE _____

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Mountain Title Co. the 12th day
 of May A.D., 19 95 at 2:57 o'clock P M., and duly recorded in Vol. M95,
 of Deeds on Page 12395.

FEE \$35.00

Bernetha G. Letsch, County Clerk
 By Annette Mueller