

NA
99955

WARRANTY DEED

Vol. 1195 Page 12450



KNOW ALL MEN BY THESE PRESENTS, That

SALLEY T GARLAND

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by
Curtis James Turner
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:

LOT 35, BLOCK 30, KLAMATH FOREST ESTATES, 1ST ADDITION
KLAMATH COUNTY, OREGON

(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

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 \$ 3000.00

However, the actual consideration consists of or includes other property or value given or promised which is the whole consideration (indicate which). (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 23 day of November, 1994; 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.

Salley T Garland
SALLEY T GARLAND

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

Notary Public for Oregon

My commission expires

Mr Curtis James Turner
1607 Lark Ellen Dr
Fullerton, Ca 92635

SALLEY T GARLAND
H.C.15, BOX 495-C % P Browning
Hanover, N.M. 88041

After recording return to (Name, Address, Zip):
GRANTOR CURTIS JAMES TURNER
2430 ASSOCIATED RD. APT B
FULLERTON CA 92635

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

STATE OF OREGON,
County of Klamath } ss.

I certify that the within instrument was received for record on the 12th day of May, 1995, at 3:18 o'clock P.M., and recorded in book/reel/volume No. 1195 on page 12450 and/or as fee/file/instrument/microfilm/reception No. 99955, Record of Deeds of said County.

Witness my hand and seal of County affixed.

By , Deputy.

SPACE RESERVED
FOR
RECORDER'S USE

05-12-95P03:18 RCVD

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

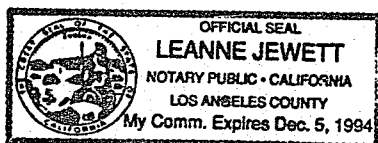
12451

No. 5907

State of California
County of Los Angeles

On Nov. 23, 1994 before me, Leanne Jewett, Notary Public
DATE NAME, TITLE OF OFFICER - E.G., JANE DOE, NOTARY PUBLIC
personally appeared Salley T. Garland
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.

Leanne Jewett
SIGNATURE OF NOTARY

OPTIONAL

Though the data below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent reattachment of this form.

CAPACITY CLAIMED BY SIGNER

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

SIGNER IS REPRESENTING:
NAME OF PERSON(S) OR ENTITY(IES)

DESCRIPTION OF ATTACHED DOCUMENT

Warranty Deed
TITLE OR TYPE OF DOCUMENT

1
NUMBER OF PAGES

11/23/94
DATE OF DOCUMENT

SIGNER(S) OTHER THAN NAMED ABOVE

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of _____ the _____ day
of _____ A.D., 19 _____ at _____ o'clock _____ P. M., and duly recorded in Vol. _____
of _____ Deeds on Page _____

FEE \$35.00

By Bernetha G. Letsch, County Clerk
Bernetha G. Letsch