

K-47462

WARRANTY DEED

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OK

921

KNOW ALL MEN BY THESE PRESENTS, That BRUCE L. DANIELSON and FLORENCE J. DANIELSON, husband and wife. hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by JULIET E. RICE, TRUSTEE OR HER SUCCESSORS IN TRUST UNDER THE JULIET E. RICE**, hereinafter called 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 _____ and State of Oregon, described as follows, to-wit:

****LIVING TRUST, DATED DECEMBER 16, 1993, AND ANY AMENDMENTS THERETO,**

Lots 15 and 16 in Block 19, BUENA VISTA ADDITION to the City of Klamath Falls, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Subject, however, to the following:

1. Reservations, restrictions, rights-of-way, easements of record and those apparent upon the land.

(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 except reservations, restrictions, rights-of-way, easements of record and those apparent upon the land,

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 \$ 47,500.00

~~However, the actual consideration consists of _____~~ (The sentence between the symbols @, if not applicable, should be deleted. See ORS 93.030.)

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 13th day of January, 1995; if a corporate grantor, it has caused its name to be signed and its seal 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.

Bruce L. Danielson
BRUCE L. DANIELSON

Florence J. Danielson
FLORENCE J. DANIELSON

STATE OF OREGON, County of Klamath) ss.
This instrument was acknowledged before me on January 13, 1995

by BRUCE L. DANIELSON and FLORENCE J. DANIELSON

This instrument was acknowledged before me on _____, 19____,
by _____



Diane Seymour
Notary Public for Oregon
My commission expires September 18, 1998

BRUCE L. DANIELSON and FLORENCE J. DANIELSON

GRANTOR'S NAME AND ADDRESS

JULIET E. RICE LIVING TRUST

GRANTEE'S NAME AND ADDRESS

After recording return to:

Juliet Rice, Trustee

2500 Montelius

Klamath Falls, OR 97601

or to the following address.

JULIET E. RICE LIVING TRUST

2500 Montelius

Klamath Falls, OR 97601

NAME, ADDRESS, ZIP

SPACE RESERVED
FOR
RECORDER'S USE

STATE OF OREGON,

County of Klamath } ss.

I certify that the within instrument was received for record on the 1st day of June, 1995 at 10:54 o'clock A.M., and recorded in book/reel/volume No. M95 on page 14475 or as fee/file/instrument/microfilm/reception No. 921, Record of Deeds of said county.

Witness my hand and seal of County affixed.

Bernetha G. Letsch, Co. Clerk

By Spette Heitz Deputy

FEE: \$30.00