

NA 55

1364

## WARRANTY DEED

Vol 1195 Page 15344

KNOW ALL MEN BY THESE PRESENTS, That BERTHA MOATS ALSO KNOWN AS BERTHA A. MOATShereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by WILLIAM MCKINLEY ELMORE JR.

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:

THAT PORTION OF LOT 6, BLOCK 11, SITUATED N 35° 57' 32" E. OF THE FOLLOWING DESCRIBED LINE: BEGINNING AT A POINT THAT IS S 35° 57' 32" W. 1000 FEET AND S 54° 02' 28" E. 415 FT. FROM THE MOST NORTHERLY CORNER OF SAID LOT 6; THENCE S 54° 02' 28" E. 415 FT. OF LOT 6, BLOCK 11, ALSO KNOWN AS:

LOT 6B, BLOCK 11

KLAMATH FALLS FOREST ESTATES  
SYCAN UNIT

(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 \$ 3,000.00

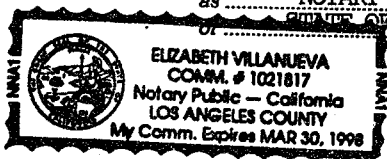
However, the actual consideration consists of or includes other property or value given or promised which is the whole part of the consideration (indicate which). (The sentence between the symbols Ⓞ, if not applicable, should be deleted. See ORS 93.030.)

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 17 day of MAY, 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.

Bertha A. Moats  
BERTHA A. MOATS

STATE OF OREGON, County of KLAMATHThis instrument was acknowledged before me on MAY 17, 1995,  
by ELIZABETH VILLANUEVAThis instrument was acknowledged before me on MAY 17, 1995,  
by Elizabeth Villanuevaas NOTARY PUBLIC  
of STATE OF CALIFORNIA

Notary Public for Oregon  
My commission expires

BERTHA A. MOATS

17700 S. AVALON BLVD. SP 23  
CARSON, CA 90746

Grantee's Name and Address  
WILLIAM M. ELMORE, JR.  
17700 S. AVALON BLVD. SP. 354  
CARSON, CA 90746

Grantee's Name and Address

After recording return to (Name, Address, Zip):  
CAL WEST ESCROW  
17420 S. AVALON BLVD. STE 210  
CARSON, CA 90746

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

WILLIAM M. ELMORE, JR.  
17700 S. AVALON BLVD. SP. 354  
CARSON, CA 90746

SPACE RESERVED  
FOR  
RECORDER'S USE

STATE OF OREGON,  
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.

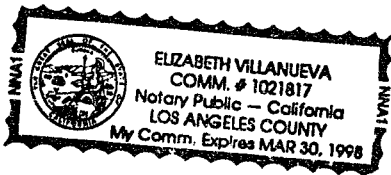
## CALIFORNIA ALL-PURPOSE ACKNOWLEDGEMENT

State of California

County of LOS ANGELES

On MAY 17, 1995 before me, ELIZABETH VILLANUEVA, NOTARY PUBLIC  
 Date Name, Title of Officer (E.G. Notary Public)  
 personally appeared BERTHA A. MOATS  
 Name(s) of Signer(s)

   personally known to me OR    X 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.

*Elizabeth Villanueva*  
 Signature of Notary Public

## OPTIONAL

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

## CAPACITY CLAIMED BY SIGNER

   X Individual  
   Corporation Officer

Title

   Partnership    Limited  
   General

   Attorney-in-Fact  
   Trustees  
   Guardian/Conservator

   Other \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

## IDENTIFICATION OF DOCUMENT

WARRANTY DEED FOR STATE OF OREGON

Type of Document

2 INCLUDING ACKNOWLEDGEMENT

Number of Pages

MAY 17, 1995

Date of Document

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Klamath County Title the 9th day  
 of June A.D., 19 95 at 3:40 o'clock P M., and duly recorded in Vol. M95  
 of Deeds on Page 15344

FEE \$35.00

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