

## WARRANTY DEED

Vol 1195

Page

19036

EDWARD JAMES SUYDAM,

Grantor(s) hereby grant, bargain, sell and convey to  
DON R. FELLION and JOANNE O. FELLION, husband and wife,  
Grantee(s) and grantee's heirs, successors and assigns the following described  
real property, free of encumbrances except as specifically set forth herein in  
the County of KLAMATH and State of Oregon, to wit:

LOT 1 BLOCK 40 OF KLAMATH FALLS FOREST ESTATES, HIGHWAY 66 UNIT, PLAT NO.  
2, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE  
COUNTY CLERK OF KLAMATH COUNTY, OREGON

SUBJECT TO: all those items of record and those apparent upon the land, if  
any, as of the date of this deed and those shown below, if any:

and the 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.

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.

The true and actual consideration for this conveyance is \$ 5,500.00.

Until a change is requested, all tax statements shall be sent to Grantee at the  
following address: 10707 YONNA LOOP, BONANZA, OR

Dated this 21 day of July, 1995

*Edward James Suydam*  
EDWARD JAMES SUYDAM

## NOTARY ACKNOWLEDGEMENT

STATE OF \_\_\_\_\_  
COUNTY OF \_\_\_\_\_ SS. \_\_\_\_\_ 19 \_\_\_\_\_

Personally appeared the above named \_\_\_\_\_  
and acknowledged the foregoing instrument to be \_\_\_\_\_ voluntary act.

Before me:

\_\_\_\_\_  
Notary Public for \_\_\_\_\_

My commission expires \_\_\_\_\_

(seal)

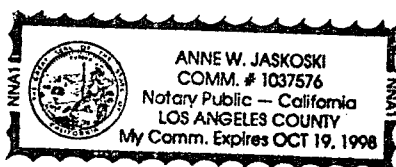
Return to:

DON R. FELLION  
10707 YONNA LOOP  
BONANZA, OR

## CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

State of CALIFORNIACounty of LOS ANGELESOn 21 JULY 1995 before me, ANNE W. JASKOSKI, Notary Public,  
DATE NAME, TITLE OF OFFICER - E.G., "JANE DOE, NOTARY PUBLIC"personally appeared EDWARD JAMES SUYDAM,  
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 of Anne W. Jaskoski)  
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 / OREGON  
 TITLE OR TYPE OF DOCUMENT

1  
 NUMBER OF PAGES

21 JULY 1995  
 DATE OF DOCUMENT

JONE  
 SIGNER(S) OTHER THAN NAMED ABOVE

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Mountain Title Co the 24th day  
 of July A.D., 19 95 at 10:05 o'clock A M., and duly recorded in Vol. M95,  
 of Deeds on Page 19036

FEE \$35.00

Bernetha G. Letsch, County Clerk  
(Signature)