

WARRANTY DEED

Vol 1195 Page

MTC 35911 MS

GRACE C. FULMER and J. RONALD FULMER, as tenants in common, Grantor(s) hereby grant, bargain, sell and convey to MICHAEL ALAN GARDNER and KIMBERLY ANN GARDNER, 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:

LOTS 2, 3, 4, AND 5 IN BLOCK 35 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.

SAVING AND EXCEPTING THAT PORTION OF SAID LOTS 2 AND 3 CONVEYED TO STATE OF OREGON BY AND THROUGH ITS STATE HIGHWAY COMMISSION BY DEED VOLUME 303, PAGE 166, DEED RECORDS 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 \$ 75,000.00.

Until a change is requested, all tax statements shall be sent to Grantee at the following address: 37 LOWELL STREET, KLAMATH FALLS, OR 97601

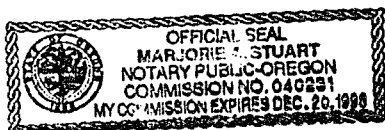
Dated this 27 day of July, 19 95

Grace C. Fulmer
GRACE C. FULMER

J. Ronald Fulmer
J. RONALD FULMER

NOTARY ACKNOWLEDGEMENT

See Attached Acknowledgment
STATE OF Oregon ss. July 31 19 95
COUNTY OF Klamath
Personally appeared the above named GRACE C. FULMER
and acknowledged the foregoing instrument to be her voluntary act.



(seal)

Before me:
Margie A. Stuart
Notary Public for Oregon
My commission expires 12/20/98

Return to:
MICHAEL ALAN GARDNER
37 LOWELL STREET
KLAMATH FALLS, OR 97601

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

20263

State of California

County of San Mateo

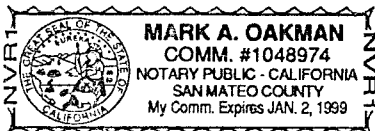
On 7/27/95 before me, **Mark A. Oakman**, Notary Public,
personally appeared J. Ronald Filmer

~~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]
Mark A. Oakman, Notary Public

OPTIONAL

CAPACITY CLAIMED BY SIGNER

☐ Individual(s) signing for oneself/themselves
☐ Corporate officers _____
Title(s) _____

Company
☐ Partner(s) _____ Limited

General
☐ Attorney-in-Fact
☐ Trustee(s)
☐ Guardian/Conservator
☐ Other: _____

DESCRIPTION OF ATTACHED DOCUMENT

Warranty Deed
TITLE OR TYPE OF DOCUMENT

1
NUMBER OF PAGES

7/27/95
DATE OF DOCUMENT

Grace Filmer

SIGNER(S) OTHER THAN NAMED ABOVE

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Mountain Title Co the 2nd day
of Aug A.D., 19 95 at 11:51 o'clock A M., and duly recorded in Vol. M95
of Deeds on Page 20262

FEE \$35.00

By [Signature] Bernetha G. Letsch, County Clerk