

MTC 35714 DS

## WARRANTY DEED

ADELLE ERLANDSON, TRUSTEE AND GORDON O. ERLANDSON, TRUSTEE OF THE ADELLE Z. ERLANDSON TRUST.,

Grantor(s) hereby grant, bargain, sell and convey to  
ROD PFEIFFER AND MELVIN HAAS, EACH TO AN UNDIVIDED 1/2 INTEREST AS TENANTS IN COMMON,

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 10A, 10B, 10C, 10D, and 11D in Block 5 of the Supplemental Plat of RAILROAD 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 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 \$ 30,000.00.

Until a change is requested, all tax statements shall be sent to Grantee at the following address: ,

Dated this 4 day of August, 1995

TRUSTEE OF THE ADELLE Z. ERLANDSON TRUST

BY: Adelle Z. Erlandson TRUSTEE  
X ADELLE ERLANDSON

BY: Gordon O. Erlandson TRUSTEE  
X GORDON O. ERLANDSON

## NOTARY ACKNOWLEDGEMENT

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

COUNTY OF \_\_\_\_\_

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:

ROD PFEIFFER

501 Broad St.

Klamath Falls, OR

97601

# CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

21535

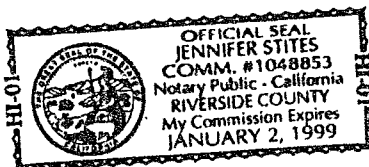
State of CALIFORNIA

County of Riverside

On August 4, 1995 before me, Jennifer Stites

personally appeared Adelle Z. Erlanson and Gordon O. Erlanson

☐ 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.

## OPTIONAL

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

### Description of Attached Document

Title or Type of Document: WARRANTY DEED

Document Date: August 4, 1995 Number of Pages: 1

Signer(s) Other Than Named Above: 0

### Capacity(ies) Claimed by Signer(s)

Signer's Name: Adelle Z. Erlanson

- ☐ Individual
- ☐ Corporate Officer
- Title(s): \_\_\_\_\_
- ☐ Partner — ☐ Limited ☐ General
- ☐ Attorney-in-Fact
- ☒ Trustee
- ☐ Guardian or Conservator
- ☐ Other: \_\_\_\_\_

Signer Is Representing:

RIGHT THUMBPRINT  
OF SIGNER  
Top of thumb here

Signer's Name: Gordon O. Erlanson

- ☐ Individual
- ☐ Corporate Officer
- Title(s): \_\_\_\_\_
- ☐ Partner — ☐ Limited ☐ General
- ☐ Attorney-in-Fact
- ☒ Trustee
- ☐ Guardian or Conservator
- ☐ Other: \_\_\_\_\_

Signer Is Representing:

RIGHT THUMBPRINT  
OF SIGNER  
Top of thumb here

STATE OF OREGON: COUNTY OF KLAMATH : ss.

Filed for record at request of Mountain Title Company the 14th day  
of August A.D., 19 95 at 11:09 o'clock A M., and duly recorded in Vol. 495  
of Deeds on Page 21534

FEE \$35.00

Bernetha G. Letsch, County Clerk  
By Annette Mueller