

UTC 35931DS

WARRANTY DEED

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

Grantor(s) hereby grant, bargain, sell and convey to MELVIN HAAS,

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 11C, 12D, 12C, 13D, AND 13C IN BLOCK 5 OF THE SUPPLEMENTAL PLAT OF RAILROAD ADDITION, 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 \$ 25,000.00.

Until a change is requested, all tax statements shall be sent to Grantee at the following address: 1628 DEBRY STREET, KLAMATH FALLS, OR 97603

Dated this 4 day of August, 1995

ADELLE Z. ERLANDSON TRUST

BY: Adelle Z. Erlandson TRUSTEE
ADELLE Z. ERLANDSON

BY: Gordon O. Erlandson TRUSTEE
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:

MELVIN HAAS
1628 DEBRY STREET
KLAMATH FALLS, OR 97603

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

State of CALIFORNIACounty of RIVERSIDEOn August 4, 1995 before me, Jennifer Stites

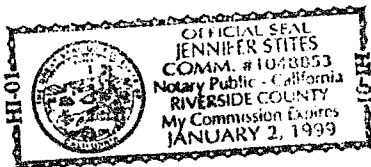
Date

Name and Title of Officer (e.g., "Jane Doe, Notary Public")

personally appeared Adelle Z. Erlandson and Gordon O. Erlandson

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.

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 DEEDDocument Date: 8-4-95 Number of Pages: 1Signer(s) Other Than Named Above:

Capacity(ies) Claimed by Signer(s)

Signer's Name: Adelle Z. Erlandson

- ☐ 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. Erlandson

- ☐ 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. M95
 of Deeds on Page 21539

FEE \$35.00

 By Bernetha G. Letsch, County Clerk
Annette Mueller