

6125

WARRANTY DEED

Vol. 1195 Page

24883

KNOW ALL MEN BY THESE PRESENTS, That JAMES T. HELBERG, a married man,

hereinafter called the grantor, ~~for the~~ <sup>without</sup> consideration ~~has transferred~~ <sup>has transferred</sup> to grantor paid by JAMES T. HELBERG, Trustee, JAMES T. HELBERG TRUST, UTD. SEPT 8, 1995, hereinafter called the grantee, does hereby grant, bargain, sell and convey unto the said grantee and grantee's heirs, successors and assigns, that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or appertaining, situated in the County of Klamath and State of Oregon, described as follows, to-wit: Lot 18 in Block 4, as shown on the map entitled "Tract 1153 - SECOND ADDITION TO PINE GROVE PONDEROSA," filed in the office of the County Recorder, Klamath County, State of Oregon.

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE)

To Have and to Hold the same unto the said grantee and grantee's heirs, successors and assigns forever. And said grantor hereby covenants to and with said 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 EXCEPT: taxes, a lien not yet due and payable, easements, covenants and restrictions of record.

and that 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.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ None ~~and the true and actual consideration paid for this transfer, stated in terms of dollars, is \$ None~~ (The sentence between the symbols ©, if not applicable, should be deleted. See ORS 93.030.)

In construing this deed and where the context so requires, the singular includes the plural and all grammatical changes shall be implied to make the provisions hereof apply equally to corporations and to individuals.

In Witness Whereof, the grantor has executed this instrument this 8th day of SEPT., 1995; if a corporate grantor, it has caused its name to be signed and its seal 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.

James T Helberg  
JAMES T. HELBERG

CALIFORNIA  
STATE OF ~~OREGON~~, County of Contra Costa ) ss.

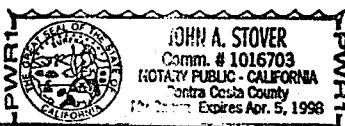
This instrument was acknowledged before me on SEPT. 8, 1995, by JAMES T. HELBERG

This instrument was acknowledged before me on \_\_\_\_\_, 19\_\_\_\_,

by \_\_\_\_\_

as \_\_\_\_\_

of \_\_\_\_\_



[Signature]  
Notary Public  
My commission expires Apr. 5, 1998

JAMES T. HELBERG  
3120 Elmquist Court  
Martinez, CA 94553  
GRANTOR'S NAME AND ADDRESS

JAMES T. HELBERG, Trustee  
3120 Elmquist Court  
Martinez, CA 94553  
GRANTEE'S NAME AND ADDRESS

After recording return to:  
JOHN A. STOVER, Esq.  
P.O. Box 479  
Lafayette, CA 94549  
NAME, ADDRESS, ZIP

Until a change is requested all tax statements shall be sent to the following address.  
JAMES T. HELBERG, Trustee  
3120 Elmquist Court  
Martinez, CA 94553  
NAME, ADDRESS, ZIP

STATE OF OREGON,  
County of Klamath ) ss.

I certify that the within instrument was received for record on the 14th day of September, 1995, at 11:21 o'clock A.M., and recorded in book/reel/volume No. M95 on page 24883 or as fee/file/instrument/microfilm/reception No. 6125, Record of Deeds of said county.

Witness my hand and seal of County affixed.

Bernetha G. Letsch Co Clerk  
NAME TITLE  
Synette Truitt Deputy

Fees: \$30.00

09-14-95A11121 RCVD