

6973

WARRANTY DEED
LOT 20Vol. 1995 Page

After recording return to:

Fullerton Podiatry Group
Nicholas A. Grumbine, D.P.M.
1966 E. Chapman Avenue, Suite G
Fullerton, California 92631

(UNTIL CHANGE IS REQUESTED ALL TAX STATEMENTS TO THE ADDRESS ABOVE)

LOST RIVER LAND & CATTLE INCORPORATED, an Oregon Corporation Hereinafter called Grantor(s), for the consideration hereinafter stated, to Grantee(s) paid by NICHOLAS A. GRUMBINE hereinafter called the Grantee, does hereby grant, bargain, sell and convey unto the Grantee and Grantee's heirs, successors assigns, that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or in any way appertaining, situated in Klamath County, State of Oregon, described as follows, to-wit:

Lot 20, Block 5; Latakomie Shores, in the County of Klamath, State of Oregon.
Code 118, Map 3507-7CD, Tax Lot 3600

"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 30.390."

and covenant(s) that Grantor is the owner of the above described free and clear of all encumbrances except covenants, conditions, restrictions, reservation, rights, rights of way, and easements of record, if any, and apparent upon the land, contracts and/or liens for irrigation and/or drainage.

and will warrant and defend the same against all persons who may lawfully claim the same, except as shown above.

The true and actual consideration for this transfer is \$30,000.00.

In construing this deed and where the context so requires, the singular includes the plural.

IN WITNESS WHEREOF, the grantor has executed this instrument this 1st day of 9/18/95 1995.

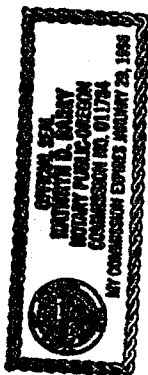
State of Oregon)
)
) ss.

County of Klamath)

The foregoing instrument was acknowledged before me this 22nd day of September, 1995, Kathryn Barry Notary Republic for Oregon, my Commission expires: 01-29-96

Filed for record at request of Lost River Land & Cattle, Inc. the day of A.D., 19 at o'clock M., and duly recorded in Vol. of Deeds on Page .
Bernetha G. Letsch, County Clerk
By:

FEE: \$35.00



35.00
1/50

26562

CORPORATE ACKNOWLEDGMENT

State of OREGON } ss.
 County of KLAMATH }

On this the 8th day of September, 19 95,

before me, Kristi L. Redd
Name of Notary Public

the undersigned Notary Public, personally appeared

GARY HART

Name(s) of Signer(s)

☐ personally known to me – OR –
☒ proved to me on the basis of satisfactory evidence
 to be the person(s) who executed the within instrument as

PRESIDENT

Corporate Title(s) of Signer(s)

on behalf of the corporation therein named, and acknowledged
 to me that the corporation executed it.
 Witness my hand and official seal.



OPTIONAL

Though the information in this section 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: September 8, 1995 Number of Pages: 2

Signer(s) Other Than Named Above: _____

RIGHT THUMBPRINT
OF SIGNER:

Top of thumb here

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Gary Hart the 29th day
 of Sept A.D., 19 95 at 3:58 o'clock P M., and duly recorded in Vol. M95,
 of Deeds on Page 26561.

Bernetha G. Leach, County Clerk

By [Signature]

FEE \$35.00
 cc 1.50