

MC362105W

## WARRANTY DEED

FRED A. DEMARIO and LORRAINE DEMARIO, as tenants by the entirety,  
Grantor(s) hereby grant, bargain, sell and convey

RON D. LARSON,

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:

Lot 12 in Block 32, TRACT 1184, OREGON SHORES UNIT NO. 2, FIRST 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 \$ 11,000.00.

Until a change is requested, all tax statements shall be sent to Grantee at the  
following address: 1676 Portland St., KLAMATH FALLS, OR 97601

Dated this 28th day of September 1995

Fred A. Demario  
FRED A. DEMARIO

Lorraine Demario  
LORRAINE DEMARIO

## NOTARY ACKNOWLEDGEMENT

STATE OF California SS. September 28 1995  
COUNTY OF Lehama  
Personally appeared the above named /SEE ATTACHED/

and acknowledged the foregoing instrument to be \_\_\_\_\_ voluntary act.

Before me:

Notary Public for State of California  
My commission expires 4/17/96

(seal)

Return to:

RON D. LARSON

1676 Portland St.

KLAMATH FALLS, OR 97601

**CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT**

**28678**

No. 5907

State of California  
County of Teahama

On 9/28/95 before me, The undersigned  
DATE NAME, TITLE OF OFFICER - E.G., JANE DOE, NOTARY PUBLIC

personally appeared Fred A. DeMaris and Lorraine DeMaris  
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.

Ruth I. Gildea  
SIGNATURE OF NOTARY

**OPTIONAL**

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

**CAPACITY CLAIMED BY SIGNER**

- ☒ INDIVIDUAL  
☐ CORPORATE OFFICER  
TITLE(S) \_\_\_\_\_
- ☐ PARTNER(S) ☐ LIMITED  
☐ GENERAL
- ☐ ATTORNEY-IN-FACT  
☐ TRUSTEE(S)  
☐ GUARDIAN/CONSERVATOR  
☐ OTHER: \_\_\_\_\_

**DESCRIPTION OF ATTACHED DOCUMENT**

Warranty Deed  
TITLE OR TYPE OF DOCUMENT

one  
NUMBER OF PAGES

9/28/95  
DATE OF DOCUMENT

**SIGNER IS REPRESENTING:**  
NAME OF PERSON(S) OR ENTITY(IES)

\_\_\_\_\_  
\_\_\_\_\_

\_\_\_\_\_  
SIGNER(S) OTHER THAN NAMED ABOVE

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Mountain Title Co. the 20th day of October A.D., 19 95 at 11:28 o'clock A M., and duly recorded in Vol. M95 of Deeds on Page 28677.

FEE \$35.00

Bernetha G. Letsch, County Clerk  
By Annette Mueller