

8323

WARRANTY DEED

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KNOW ALL MEN BY THESE PRESENTS, That  
 CHARLES R. KULSCAR, SR. and VERNA L. KULSCAR, husband and wife  
 hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by  
 FRED A. NETTELBECK, 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 ap-  
 pertaining, situated in the County of Klamath and State of Oregon, described as follows, to-wit:

Lot 5, Block 20, SECOND ADDITION TO NIMROD RIVER PARK, according to the  
 official plat thereof on file in the office of the County Clerk of  
 Klamath County, Oregon.

SUBJECT TO reservations, restrictions, rights of way of record and those  
 apparent upon the land and to rules, regulations and assessments of  
 Special Road District Nimrod Park.

(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

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 \$ 11,000.00.

However, the actual consideration consists of or includes other property or value given or promised which is  
 the whole consideration (indicate which). (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 15th day of February, 1985;  
 if a corporate grantor, it has caused its name to be signed and seal affixed by its officers, duly authorized thereto by  
 order of its board of directors.

THIS INSTRUMENT DOES NOT GUARANTEE THAT ANY  
 PARTICULAR USE MAY BE MADE OF THE PROPERTY  
 DESCRIBED IN THIS INSTRUMENT. A BUYER SHOULD  
 CHECK WITH THE APPROPRIATE CITY OR COUNTY  
 PLANNING DEPARTMENT TO VERIFY APPROVED USES.  
 California

STATE OF OREGON,

County of Mariposa

February 20, 1985

Personally appeared the above named  
 Charles R. Kulscar, Sr., and  
 Verna L. Kulscar,

and acknowledged the foregoing instru-  
 ment to be their voluntary act and deed.

(OFFICIAL  
SEAL)

Before me:

Notary Public for Oregon

My commission expires March 29, 1987

STATE OF OREGON, County of ss.

Personally appeared

and  
 who, being duly sworn,  
 each for himself and not one for the other, did say that the former is the  
 president and that the latter is the  
 secretary of

a corporation,  
 and that the seal affixed to the foregoing instrument is the corporate seal  
 of said corporation and that said instrument was signed and sealed in be-  
 half of said corporation by authority of its board of directors; and each of  
 them acknowledged said instrument to be its voluntary act and deed.

Before me:

Notary Public for Oregon

My commission expires:

(OFFICIAL  
SEAL)(If executed by a corporation,  
affix corporate seal)

STATE OF OREGON,

County of Klamath

I certify that the within instru-  
 ment was received for record on the  
 27th day of October, 1995,  
 at 3:43 o'clock P.M., and recorded  
 in book/reel/volume No. M95 on  
 page 29476 or as fee/file/instru-  
 ment/microfilm/reception No. 8323,  
 Record of Deeds of said county.

Witness my hand and seal of  
 County affixed.

Bernetha G. Letsch Co. Clerk  
 NAME TITLE

Fees: \$30.00

By Annette Mueller, Deputy

GRANTOR'S NAME AND ADDRESS

GRANTEE'S NAME AND ADDRESS

After recording return to:

Fred A. Nettelbeck

Box 336  
Sprague River, OR. 97639

NAME, ADDRESS, ZIP

Until a change is requested all tax statements shall be sent to the following address.

— SAME —

NAME, ADDRESS, ZIP

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