

OK
9849

SPECIAL WARRANTY DEED

Vol. 1795 Page 32699



KNOW ALL MEN BY THESE PRESENTS, That RANDELL PARKER, TRUSTEE FOR THE BANKRUPTCY ESTATE OF ROBERTA CAROLYN STEWART, hereinafter called grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto KLAMATH COUNTY FAIRGROUNDS, hereinafter called grantee, and unto grantee's heirs, successors and assigns all of that certain real property with the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining, situated in the County of KLAMATH, State of Oregon, described as follows, to-wit:

LOT 51, EXCEPT THE NORTH 120 FEET; LOT 52 EXCEPT THE NORTH 120 FEET; ALSO EXCEPTING THAT PORTION CONVEYED BY INSTRUMENT RECORDED JULY 5, 1956 IN BOOK 284 AT PAGE 476, DEED RECORDS OF KLAMATH COUNTY, OREGON; LOTS 54 AND 55, EXCEPTING THEREFROM ANY PORTION CONVEYED TO KLAMATH COUNTY TOGETHER WITH THE PORTION OF VACATED ALLEY LYING BETWEEN 51, 52, 54 AND 55, BLOCK H. HOMECREST IN THE COUNTY OF KLAMATH, STATE OF OREGON.

CODE 41 MAP 3909-3AB TL 5700

(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 the grantor hereby covenants to and with the said grantee and grantee's heirs, successors and assigns that said real property is free from encumbrances created or suffered thereon by grantor and that grantor will warrant and defend the same and every part and parcel thereof against the lawful claims and demands of all persons claiming by, through, or under the grantor.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$6,000.00. However, the actual consideration consists of or includes other property or value given or promised which is the whole part of the 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 _____ day of _____, 19____; 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 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.

RANDELL PARKER, TRUSTEE FOR THE BANKRUPTCY ESTATE OF ROBERTA CAROLYN STEWART

STATE OF OREGON, CALIFORNIA } ss.
County of KERN
OCTOBER 6, 1995

STATE OF OREGON, County of _____, ss.
_____, 19____.

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 behalf 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:

(OFFICIAL SEAL)

Notary Public for Oregon
My commission expires:

(If executed by a corporation, affix corporate seal)

Before me: Theresa L. Massaro
(OFFICIAL SEAL)
Notary Public for Oregon CALIFORNIA
Theresa L. Massaro
Comm. #976781
NOTARY PUBLIC - CALIFORNIA
KERN COUNTY
Comm. Expires Nov. 4, 1998

GRANTOR'S NAME AND ADDRESS

GRANTEE'S NAME AND ADDRESS

After recording return to:

KLAMATH COUNTY FAIRGROUNDS
3531 SOUTH 6TH STREET
KLAMATH FALLS, OREGON 97603

NAME, ADDRESS, ZIP

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

NAME, ADDRESS, ZIP

SPACE RESERVED
FOR
RECORDER'S USE

STATE OF OREGON, } ss.

County of _____

I certify that the within instrument was received for record on the _____ day of _____, 19____, at _____ o'clock _____ M., and recorded in book/reel/volume No. _____ on page _____ or as fee/tile/instrument/microfilm/reception No. _____ Record of Deeds of said county.

Witness my hand and seal of County affixed.

NAME

TITLE

By _____ Deputy

11-30-95A11:29 RCVD

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

No. 5907

State of CALIFORNIA

32700

County of KERN

On OCTOBER 6, 1995 before me, TERESA L. MASSIRIO NOTARY PUBLIC,
DATE NAME, TITLE OF OFFICER - E.G., "JANE DOE, NOTARY PUBLIC"

personally appeared RANDELL PARKER,
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.

Teresa L. Massirio
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: _____

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

DESCRIPTION OF ATTACHED DOCUMENT

SPECIAL WARRANTY DEED
TITLE OR TYPE OF DOCUMENT

1
NUMBER OF PAGES

10/6/95
DATE OF DOCUMENT

NONE
SIGNER(S) OTHER THAN NAMED ABOVE

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title & Escrow the 30th day
of November A.D., 19 95 at 11:29 o'clock A M., and duly recorded in Vol. M95
of Deeds on Page 32699

FEE \$35.00

Bernetha G. Letsch, County Clerk
By Annette Mueller