

13239

19018

WARRANTY DEED

William F. Evans

Vol. MAC Page 3961

KNOW ALL MEN BY THESE PRESENTS, That.

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by Cordia L. James, 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 11 in Block 37 of KLAMATH FALLS FOREST ESTATES, Highway 66
Unit, Plat No. 2, according to the official plat thereof on file
in the office of the County Clerk of Klamath County, Oregon

SUBJECT TO the encumbrances set forth on Exhibit "A"

"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."

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE)

(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.~~

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 \$ 25,900.00-----

The true and actual consideration paid for this transfer, stated in terms or dollars, is _____.

①However, the actual consideration consists of or includes other property or value given or promised which is the whole consideration (indicate which).②(The sentence between the symbols ①, if not applicable, should be deleted. See ORS 93.030.)

_____ the singular includes the plural and all grammatical

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.

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 7th day of Feb, 1988;
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.

William F. Evans

William F. Evans

William F. Evans

(If executed by a corporation,
affix corporate seal)

STATE OF ~~OREGON~~ California } ss.
County of SAN BERNARDINO }
February 4 1988

STATE OF OREGON, County of.....) ss.
..... 19.....

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

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:

Personally appeared the above named.
William F. Evans

.....and acknowledged the foregoing instru-
his voluntary act and deed.

Before me:

Notary Public for Orange California
My commission expires:

(OFFICIAL SEAL)
PAULINE A. GARCIA
CLERK OF SUPERIOR COURT
COUNTY OF SAN BERNARDINO
SEAL
My Commission Expires April 17, 1988

William F. Evans, c/o Michelle Ramirez
395 E. Congress
Colton, CA 92324

GRANTOR'S NAME AND ADDRESS

Cordia James
Route 2, Box 335
Bonanza, OR 97623

GRANTEE'S NAME AND ADDRESS

After recording return to:

CORDIA L. JAMES
8212 Teal Drive
Bonanza, OR 97623

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

Cordia James
8212 Text Drive
Bonanza, OR 97623

NAME, ADDRESS, ZIP

STATE OF OREGON,

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 on page or as
file/reel number
Record of Deeds of said county.
Witness my hand and seal of
County affixed.

SPACE RESERVED
FOR
RECORDER'S USE

By _____ Recording Officer
Deputy

EXHIBIT "A"

1. Reservation of an undivided 1/2 interest in oil, gas and mineral rights, subject to the terms and provisions thereof, as disclosed by instrument recorded June 11, 1936 in Book 106, page 460, Deed Records of Klamath County, Oregon.

2. Reservations and restrictions as contained in plat dedication, to wit:

"Said plat being subject to a 16 foot easement centered on the back and side lines of all lots for future public utilities, a 40 foot building setback on all lots adjacent Highway 66 and to all easements and reservations of record."

3. Any improvement located upon the insured property, which constitutes a Mobile Home as defined by Chapter 801, Oregon Revised Statutes; is subject to registration under Chapters 803 and 820; and taxation as provided by Chapters 820 and 308 O.R.S.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Mountain Title Co the 12th day
of Feb A.D., 19 96 at 11:13 o'clock A M., and duly recorded in Vol. N96
of Deeds on Page 3961.

FEE \$35.00

By Bernetha G. Letsch, County Clerk

Dorothy M. Mullens