

16750

WARRANTY DEED

Vol. 96 Page 11126

KNOW ALL MEN BY THESE PRESENTS, That Allean B. Ladwig

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by Country Properties of Oregon, Inc.

hereinafter called the grantee, does hereby grant, bargain, sell and convey unto the grantee and grantee's heirs, successors and 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 13, Block 1, Klamath Forest Estates, according to the official plat thereof, on file in the office of the County Clerk, Klamath County, Oregon.

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE)

To Have and to Hold the same unto the grantee and grantee's heirs, successors and assigns forever.

And grantor hereby covenants to and with 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 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 \$500.00

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, where the context so requires, the singular includes the plural and all grammatical changes shall be made so that this deed shall 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 its seal, if any, affixed by an officer or other person duly authorized to do so 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 AND TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.930.

Allean B. Ladwig

STATE OF OREGON, County of) ss.

This instrument was acknowledged before me on 19,

by This instrument was acknowledged before me on 19,

as of

Notary Public for Oregon

My commission expires

Allean B. Ladwig
62756 Applar Way
Joshua Tree, CA 92252-3525
Country Properties of Or, Inc.
P.O. Box 5224
Klamath Falls, OR 97601

After recording return to (Name, Address, Zip):
Country Properties of Or, Inc.
P.O. Box 5224
Klamath Falls, OR 97601

Until requested otherwise send all tax statements to (Name, Address, Zip):
Country Properties of Or, Inc.
P.O. Box 5224
Klamath Falls, OR 97601

SPACE RESERVED
FOR
RECORDER'S USE

Fee \$30.00

STATE OF OREGON

County of) ss.

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

Witness my hand and seal of County affixed.

By NAME TITLE Deputy.

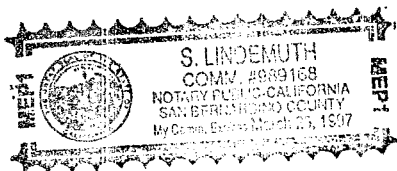
CALIFORNIA ALL-PURPOSE ACKNOWLEDGEMENT

STATE OF California
 COUNTY OF San Bernardino } ss.

On 12-26-95 before me, the undersigned, a Notary Public in and for said State personally appeared **Aileen B Ladwig**

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.

S. Lindemuth
 Signature of Notary

(This area for official notarial seal)

S. Lindemuth

Name (Typed or Printed)

Capacity Claimed by Signer

- ☒ Individual(s)
☐ Corporate Officer(s) - Title(s) _____

☐ Partner(s)
☐ Attorney-in-Fact
☐ Trustee(s)
☐ Guardian/Conservator
☐ Other: _____

Description of Attached Document

This certificate must be attached to the document described below:

Title or type of document _____

Warranty Deed

Number of Pages 1 (one)

Date of Document NONE

Signer(s) Other than Named Above _____

Signer is Representing:

Name of person(s) or Entity(ies) _____

STATE OF OREGON: COUNTY OF KLAMATH : ss.

Filed for record at request of Country Properties Inc. the 22nd day
 of April A.D., 19 96 at 11:34 o'clock A M., and duly recorded in Vol. M96,
 of Deeds on Page 11126.

FEE \$35.00

Bernetha G. Leisch, County Clerk
 By Bernetha G. Leisch