

16795

## WARRANTY DEED

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KNOW ALL MEN BY THESE PRESENTS, That Klamath River Acres of Oregon Ltd.

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by Robert Lander

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 7, Block 37, Klamath River Acres Sixth Addition, in the County of Klamath, State of Oregon.  
Code 95 Map 3907-24DO-TL 800.

(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 except those of record and those apparent on the land

and that 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 \$7,120.00

However, the actual consideration consists of or includes other property or value given or promised which is ~~not~~ <sup>to be</sup> ~~considered~~ <sup>included</sup> in the consideration. (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 4th day of APRIL, 1996; 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 LAWS ITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.930.

Klamath River Acres of Oregon, Ltd.

BY: Ben Harris, General Partner

STATE OF OREGON, County of ) ss.

This instrument was acknowledged before me on , 19 ,

by , 19 ,

This instrument was acknowledged before me on , 19 ,

by

as

of

Notary Public for Oregon

My commission expires

Klamath River Acres of Oregon, Ltd.

P. O. Box 1941

Novato, Ca. 94948

Grantor's Name and Address

Robert Lander

16122 Timberline Lane

Klamath Falls, Or. 97601

Grantee's Name and Address

After recording return to (Name, Address, Zip):

Robert Lander

16122 Timberline Lane

Klamath Falls, Or. 97601

Until requested otherwise send all tax statements to (Name, Address, Zip):

Robert Lander

16122 Timberline Lane

Klamath Falls, Or. 97601

SPACE RESERVED  
FOR  
RECORDER'S USESTATE 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 and/or as fee/file/instrument/microfilm/reception No. Record of Deeds of said County.

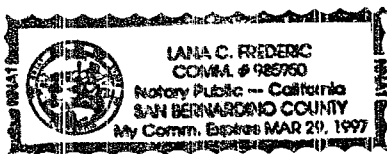
Witness my hand and seal of County affixed.

By , Deputy.

## CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

State of CALIFORNIA  
 County of SAN BERNARDINO  
 On APRIL 4<sup>th</sup>, 1996 before me, LANA C. FREDERIC  
Date Name and Title of Officer (e.g., "Jane Doe, Notary Public")  
 personally appeared BEN HARRIS  
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) 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.

Lana C. Frederic  
Signature of Notary Public

## OPTIONAL

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

## Description of Attached Document

Title or Type of Document: WARRANTY DEED  
 Document Date: APRIL 4<sup>th</sup>, 1996 Number of Pages: 1  
 Signer(s) Other Than Named Above: N/A

## Capacity(ies) Claimed by Signer(s)

Signer's Name: BEN HARRIS

- ☐ Individual  
☐ Corporate Officer  
 Title(s): \_\_\_\_\_  
☒ Partner -- ☐ Limited ☒ General  
☐ Attorney-in-Fact  
☐ Trustee  
☐ Guardian or Conservator  
☐ Other: \_\_\_\_\_

Signer Is Representing:

RIGHT THUMBPRINT  
OF SIGNER  
Top of thumb here

Signer's Name: \_\_\_\_\_

- ☐ Individual  
☐ Corporate Officer  
 Title(s): \_\_\_\_\_  
☐ Partner -- ☐ Limited ☐ General  
☐ Attorney-in-Fact  
☐ Trustee  
☐ Guardian or Conservator  
☐ Other: \_\_\_\_\_

Signer Is Representing:

RIGHT THUMBPRINT  
OF SIGNER  
Top of thumb here

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Robert Lander the 23rd day  
 of April, A.D., 19 96 at 10:28 o'clock AM, and duly recorded in Vol. M96  
 of Deeds on Page 11211

FEE \$35.00

Bernetha G. Letsch, County Clerk  
 By Cheryl Swartz