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17089

WARRANTY DEED

Vol. 1796 Page 11858

KNOW ALL MEN BY THESE PRESENTS, That RAMONA FURTADO, an unmarried woman

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by DAVID R. FURTADO, as Trustee of the RAMONA R. FURTADO FAMILY TRUST OF APRIL 11, 1996

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 105, ODESSA SUMMER HOME SITES, Klamath County, Oregon, according to the duly recorded plat thereof.

SUBJECT TO: Easements and encumbrances of record and apparent thereon.

(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 as above set forth,

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 \$.....

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 11th 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 LAWSUITS AGAINST MIRMING OR FOREST PRACTICES AS DEFINED IN ORS 30.930.

Ramona Furtado
RAMONA FURTADO

STATE OF OREGON, County of ss.

This instrument was acknowledged before me on 19..... by

This instrument was acknowledged before me on 19..... by as of

Notary Public for Oregon

My commission expires

Grantor's Name and Address
Grantee's Name and Address
After recording return to (Name, Address, Zip): Law Offices David S. Thomas 608 West Second Street Antioch, California 94509-2355
Until requested otherwise send all tax statements to (Name, Address, Zip):

SPACE RESERVED
FOR
RECORDER'S USE

STATE OF OREGON.

County of ss.

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.

NAME TITLE
By Deputy.

96 APR 29 A9:00

35 0
154

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

11859

No. 5907

State of CALIFORNIA

County of CONTRA COSTA

On April 11, 1996

DATE

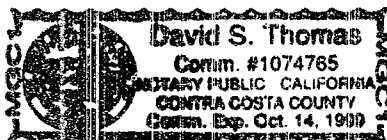
before me, DAVID S. THOMAS

NAME, TITLE OF OFFICER - E.G., "JANE DOE, NOTARY PUBLIC"

personally appeared RAMONA FURTADO

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.

[Signature]

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

TITLE OR TYPE OF DOCUMENT

NUMBER OF PAGES

DATE OF DOCUMENT

SIGNER(S) OTHER THAN NAMED ABOVE

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Law Offices Of David S Thomas the 29th day of April A.D., 19 96 at 9:00 o'clock A M., and duly recorded in Vol. M96 of Deeds on Page 11858

FEE \$35.00
1.00/cc

By Bernetha G. Letsch, County Clerk