

96 JUN 11 PM 46

1964

WARRANTY DEED

Vol. 1796 Page 17244

MT38031 DS

JOHN WADE WILLIAMS and PATRICIA ANN BLACKWELL, with the rights of survivorship, Grantor(s) hereby grant, bargain, sell and convey to:
KURT A. MULLER, A SINGLE PERSON,
Grantee(s) and grantee's heirs, successors and assigns the following described real property, free of encumbrances except as specifically set forth herein in the County of KLAMATH and State of Oregon, to wit:

The Southerly 45 feet of Lots 12 and 13, Block 28, HOT SPRINGS ADDITION to the City of Klamath Falls, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

SUBJECT TO: all those items of record and those apparent upon the land, if any, as of the date of this deed and those shown below, if any:
and the 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.

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.

The true and actual consideration for this conveyance is \$ 43,000.00.

Until a change is requested, all tax statements shall be sent to Grantee at the following address: 1041 HARBOR ISLES BLVD., KLAMATH FALLS, OR 97601

Dated this 8th day of JUNE, 1996.

John Wade Williams
JOHN WADE WILLIAMS

Patricia Ann Blackwell
PATRICIA ANN BLACKWELL

NOTARY ACKNOWLEDGEMENT

STATE OF California

SS.

June 8 19 96

COUNTY OF Shasta

Personally appeared the above named

John Wade Williams

JOHN WADE WILLIAMS

and acknowledged the foregoing instrument to be HIS voluntary act.

Before me:

Notary Public for

My commission expires

(seal)

ESCROW NO. MT38031-DS

Return to:

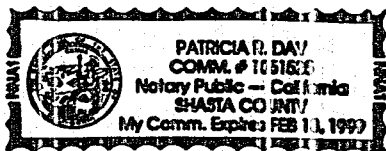
KURT A. MULLER
1041 HARBOR ISLES BLVD.
KLAMATH FALLS, OR 97601

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

17245

State of California
 County of Shasta
 On June 8, 1996 before me, Patricia R. Day, Notary Public
Date Name and Title of Officer (e.g., John Doe, Notary Public)
 personally appeared John Wade Williams
Name(s) of Signer(s)

☐ personally known to me - Or - ☒ proved to me on the basis of satisfactory evidence to be the person(x) whose name(x) 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(x) 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.

Patricia R. Day
Signature of Notary Public

OPTIONAL

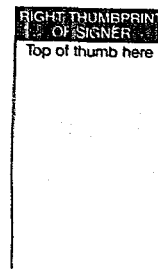
Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document.

Description of Attached Document

Title or Type of Document: Warranty Deed
 Document Date: June 8, 1996 Number of Pages: 1
 Signer(s) Other Than Named Above: none

Capacity(ies) Claimed by Signer(s)

Signer's Name: <u>John Wade Williams</u> <input checked="" type="checkbox"/> Individual <input type="checkbox"/> Corporate Officer Title(s): _____ <input type="checkbox"/> Partner — <input type="checkbox"/> Limited <input type="checkbox"/> General <input type="checkbox"/> Attorney-in-Fact <input type="checkbox"/> Trustee <input type="checkbox"/> Guardian or Conservator <input type="checkbox"/> Other: _____ Signer Is Representing: <u>self</u>	Signer's Name: _____ <input type="checkbox"/> Individual <input type="checkbox"/> Corporate Officer Title(s): _____ <input type="checkbox"/> Partner — <input type="checkbox"/> Limited <input type="checkbox"/> General <input type="checkbox"/> Attorney-in-Fact <input type="checkbox"/> Trustee <input type="checkbox"/> Guardian or Conservator <input type="checkbox"/> Other: _____ Signer Is Representing: _____
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State of Oregon

County of Klamath

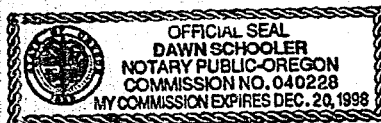
June 10, 1996

Personally appeared the above named Patricia Ann Blackwell,
and acknowledged the foregoing instrument to be her voluntary act and
deed.

WITNESS My hand and official seal.

(seal)

Dawn Schooler
Notary Public for Oregon
My Commission expires: 12/20/98



STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of AmeriTitle the 11th day
of June A.D. 19 96 at 3:46 o'clock p M., and duly recorded in Vol. M96
of Deeds on Page 17244.

Bernetha G. Letsch, County Clerk

By Cheryl Russell

FEE \$40.00