

19922

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WARRANTY DEED

ASPEN TITLE ESCROW NO. 05044810

AFTER RECORDING RETURN TO:
DAVID WELLS PRESS

JENELDA K. MATTERN

26823 Modoc St.
Sprague River, OR 97639UNTIL A CHANGE IS REQUESTED ALL TAX
STATEMENTS TO THE FOLLOWING ADDRESS:
SAME AS ABOVELOUIS FAULKNER AND PENNIE FAULKNER, HUSBAND AND WIFE ,
hereinafter called GRANTOR(S), convey(s) to DAVID WELLS PRESS
AND JENELDA K. MATTERN, hereinafter called GRANTEE(S), all
that real property situated in the County of KLAMATH, State of
Oregon, described as:Lot 17, Block 3, FIRST ADDITION TO NIMROD RIVER PARK, in the
County of Klamath, State of Oregon.

CODE 10 MAP 3611-780 TAX LOT 6400

"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 30.390."and covenant(s) that grantor is the owner of the above described
property free of all encumbrances except covenants, conditions,
restrictions, reservations, rights, rights of way and easements
of record, if any, and apparent upon the land, contracts and/or
liens for irrigation and/or drainage,and will warrant and defend the same against all persons who may
lawfully claim the same, except as shown above.The true and actual consideration for this transfer is
\$20,000.00.In construing this deed and where the context so requires, the
singular includes the plural.IN WITNESS WHEREOF, the grantor has executed this instrument
this 12th day of June 1996.

LOUIS FAULKNER

PENNIE FAULKNER

STATE OF CALIFORNIA

County of _____

On June ___, 1996, LOUIS FAULKNER and PENNIE FAULKNER,
personally appeared before me,

____ who is personally known to me

____ whose identity I proved on the basis of _____

____ whose identity I proved on the oath/affirmation of _____

____, a credible witness
to be the signer of the above document, and he/she acknowledged
that he/she signed it.

Notary Public for California
My Commission Expires: _____

96 JUN 14 P3:53

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

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State of California
 County of Riverside
 On June 12, 1996 before me Patricia A. Cowan, Notary Public
Date Name and Title of Officer (e.g., "John Doe, Notary Public")
 personally appeared Louisa Faulkner and Penner Faulkner
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.

Patricia A. Cowan
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 12, 1996 Number of Pages: 1
 Signer(s) Other Than Named Above: None

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____
☐ Individual
☐ Corporate Officer
 Title(s): _____
☐ Partner — ☐ Limited ☐ General
☐ Attorney-in-Fact
☐ Trustee
☐ Guardian or Conservator
☐ Other: _____

RIGHT THUMBPRINT OF SIGNER
 Top of thumb here

Signer Is Representing: _____

Signer's Name: _____
☐ Individual
☐ Corporate Officer
 Title(s): _____
☐ Partner — ☐ Limited ☐ General
☐ Attorney-in-Fact
☐ Trustee
☐ Guardian or Conservator
☐ Other: _____

RIGHT THUMBPRINT OF SIGNER
 Top of thumb here

Signer Is Representing: _____

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title & Escrow the 14th day
 of June A.D., 19 96 at 3:53 o'clock P. M., and duly recorded in Vol. M96
 of Deeds on Page 17871

FEE

\$35.00

By Bernetha G. Nelson, County Clerk
Spencer M. Nelson