

20333

WARRANTY DEED

Vol 196 Page 18733

KNOW ALL MEN BY THESE PRESENTS, That

Rudy Trujillo

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 5, Block 51, Klamath Falls Forest Estates, Highway 66 Unit, Plat #2, 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

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 \$950.00

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.

In Witness Whereof, the grantor has executed this instrument this 19th day of June, 1996

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.

Rudy Trujillo

STATE OF OREGON, County of) ss.

This instrument was acknowledged before me on , 19 , by

Notary Public for Oregon

My commission expires

Rudy Trujillo
14145 Paddock Street
Sylmar, CA 91342
Grantor's Name and Address
Country Properties of Or, Inc.
P.O. Box 5241
Klamath Falls, OR 97601
Grantee's Name and Address
After recording return to (Name, Address, Zip):
Country Properties of Or, Inc.
P.O. Box 5241
Klamath Falls, OR 97601
Until requested otherwise send all tax statements to (Name, Address, Zip):
Country Properties of Or, Inc.
P.O. Box 5241
Klamath Falls, OR 97601

SPACE RESERVED
FOR
RECORDER'S USE

STATE 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. of the Records of said County.
Witness my hand and seal of County affixed.
NAME TITLE
By , Deputy.

96 JUN 24 P1:36

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

18734

No. 5807

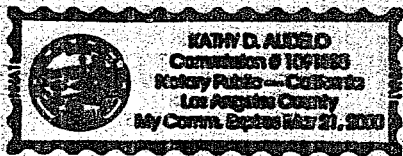
State of CALIFORNIA

County of LOS ANGELES

On JUNE 19, 1996 before me, KATHY D. AUDELO
DATE NAME, TITLE OF OFFICER - E.G., "JANE DOE, NOTARY PUBLIC"

personally appeared RUDY TRUJILLO
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) (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.

Kathy D. Audelo
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: _____

DESCRIPTION OF ATTACHED DOCUMENT

TITLE OR TYPE OF DOCUMENT

NUMBER OF PAGES

DATE OF DOCUMENT

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 24th day
of June A.D. 19 96 at 1:36 o'clock PM, and duly recorded in Vol. M96
of Deeds on Page 18733

FEE \$35.00

By Bernetha G. Letsch, County Clerk