

'96 JUL 19 P2:27

21686

MT38710MS

WARRANTY DEED

Vol. m96

Page

21689

CLARENCE A. BLAIN and CHENG JA ZEKAVAT BLAIN, as tenants by the entirety,
Grantor(s) hereby grant, bargain, sell and convey to:
DOYLE F. GREGORY and NINA M. GREGORY, husband and wife,
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:

SEE EXHIBIT A WHICH IS MADE A PART HEREOF BY THIS REFERENCE

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 \$ 52,500.00.

Until a change is requested, all tax statements shall be sent to Grantee at the
following address: 686 MICHAEL LANE, PARADISE, CA 95969

Dated this 15 day of July, 1996

Clarence A. Blain
CLARENCE A. BLAIN

Cheng Ja Zekavat AKA. Cheng Ja Zekavat Blain
CHENG JA ZEKAVAT BLAIN

NOTARY ACKNOWLEDGEMENT

STATE OF _____ SS. _____ 19 _____

COUNTY OF _____

Personally appeared the above named _____

and acknowledged the foregoing instrument to be _____ voluntary act.

Before me:

Notary Public for _____

My commission expires _____

(seal)

ESCROW NO. MT38710-MS

Return to:

DOYLE F. GREGORY
686 MICHAEL LANE
PARADISE, CA 95969

SEE CH. 10-10-10
Wording Attached
7/15/96

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

21690

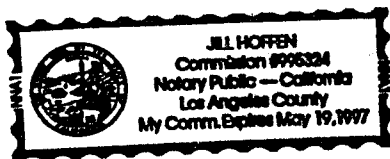
State of California

County of Los Angeles

On 7/15/96 before me, Jill Hoffen, Notary Public

personally appeared CLARENCE A. BLAIN AND CHENG JA ZEKAVAT

☒ 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.

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. KLAMATH County OREGON

Document Date: 7/15/96 Number of Pages: 2 - 1 Warranty Deed 1 EXHIBIT A

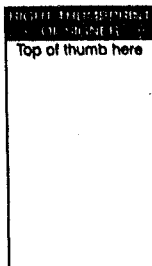
Signer(s) Other Than Named Above: NONE

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: _____

Signer Is Representing:



Signer's Name: _____

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

Signer Is Representing:

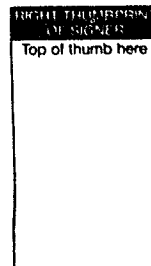


EXHIBIT "A"
LEGAL DESCRIPTION

21691

Those portions of SW1/4 SE1/4 and SE1/4 SW1/4 of Section 11, Township 35 South, Range 9 East of the Willamette Meridian, in the County of Klamath, State of Oregon, lying between Sprague River Highway and center thread of the Sprague River, as the same now crosses said Section, and Southeasterly of the following described line:

A straight line perpendicular to the Southwesterly right of way line of said Sprague River Highway and extending Southwesterly from a point on said right of way line to the Sprague River, said point being 1234 feet Northwesterly, measured along said right of way line, from the intersection of said right of way line and the East boundary of the SW1/4 SE1/4 of said Section 11.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of AmeriTitle the 19th day
of July A.D., 19 96 at 2:27 o'clock PM., and duly recorded in Vol. M96,
of Deeds on Page 21689.

FEE 40.00

Bernetha G Letach, County Clerk

By [Signature]