

29671

96 DEC -9 93:19

M9C 34095
WARRANTY DEEDVol. M96 Page 38383

KNOW ALL MEN BY THESE PRESENTS, that EDWARD MIKOLAJCZYK, herein called the Grantor, for the consideration herein stated, does hereby grant, bargain, sell and convey unto MARY ANN TALLEY, herein called the Grantee, and unto grantee's heirs, successors and assigns all of that certain real property with the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining, situated in the County of Klamath, State of Oregon, described as follows, to wit:

SEE ATTACHED LEGAL DESCRIPTION MADE A PART HEREOF

This instrument is being re-recorded to correct the legal description of that certain warranty deed recorded November 7, 1994 in Volume M94 at Page 34396 Microfilm Record of Klamath County, Oregon.

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.

To have and to hold the same unto the said 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 \$45,000.00.

However, the actual consideration consists of or includes other property or value given or promised is the whole/part of the consideration.

In construing this deed and where the context so requires, the singular includes the plural and grammatical changes shall be implied to make the provisions hereof apply equally to corporations and to individuals.

In Witness Whereof, the grantor has executed this instrument this day of November ~~December~~ 4, 1996; if a corporate grantor, it has caused its name to be signed and its seal affixed by an officer or other person duly authorized to do so by order of its board of directors.

Edward Mikolajczyk
Edward Mikolajczyk

State of
County of

Acknowledged before me on November 4, 1996, by
Edward Mikolajczyk and acknowledged this instrument to be his voluntary
act and deed.

Notary Public for

AFTER RECORDING RETURN TO:
Mary Ann Talley
277 Cascade Drive
Mill Valley, California 94941

State of CaliforniaCounty of OrangeOn 12-4-96 before me, Jon M. Polentz - Notary Public

DATE

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

personally appeared Edward Mikolajczyk

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.

Jon M. Polentz
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
☐ ATTORNEY-IN-FACT ☐ GENERAL
☐ 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

FROM :
Erwin R. Ritter, L.S.
Dennis A. Enser

PHONE NO. :

38385

P02

TRUSURVEYING LINE

TELEPHONE (503) 864-3601
2333 SUMMERS LANE - KLAMATH FALLS, OREGON 97603

SEPTEMBER 6, 1988

PARCEL 3 MINOR LAND PARTITION NO. 23-88

A tract of land situated in Government Lots 3 and 5 of Section 18,
T35S, R7EWM, Klamath County, Oregon, more particularly described as
follows:

Beginning at a point on the East line of Parcel 1 of Minor Land
Partition No. 38-83, S00°09'35"W 340.74 feet from the Northeast corner
of said Parcel 1, the N $\frac{1}{4}$ corner of said Section 18 bears N00°09'35"E
593.51 feet; thence S89°06'41"W 506.02 feet to the West line of said
Parcel 1; thence S00°52'52"E 174.00 feet to the Southwest corner of
said Parcel 1; thence N89°06'41"E 502.36 feet to the Southeast corner
of said Parcel 1; thence N00°09'35"E 174.03 feet to the point of
beginning, containing 2.02 acres and with bearings based on the survey
of Minor Land Partition No. 23-88.

Erwin R. Ritter
ERWIN R. RITTER
D.L.S. 658

STATE OF OREGON: COUNTY OF KLAMATH: 68.

Filed for record at request of Americicle
of December A.D. 19 96 at 3:19 o'clock P. M., and duly recorded in Vol. M96
of Deeds on Page 38383

FEE \$40.00

Bernatha G. Letsch, County Clerk

By Bernatha G. Letsch

OCT-30-1996 09:58

92%

P.82