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29881

WARRANTY DEED

Vol. 1796 Page 38739

KNOW ALL MEN BY THESE PRESENTS, That Diane Di'Genova of 10241 Monogram Ave., Sepulveda, Ca. 91343

hereinafter called the grantor, for the consideration herein after stated, to grantor paid by Mercury Financial, Ltd., an Oregon Corporation

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:

Township 35 South, Range 13 East W.M. Section 32, Tract N 1/2 of NW 1/4 of NE 1/4 of NE 1/4, consisting of 4.55 acres and also known as Tax Lot 3513 32 1000.

(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 \$ 3,000.00

However, the actual consideration consists of or includes other property or value given or promised which is the whole consideration (indicate which). (This 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 and all grammatical changes shall be made so that this deed shall apply equally to corporations and to individuals.

In Witness Whereof, the grantor has executed this instrument this day of 19; if a corporate grantor, it has caused its name to be signed and its seal, if any, affixed by an officer or other person duly authorized to do so by order of its board of directors.

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.

Diane Di'Genova

Diane Di'Genova

STATE OF OREGON, County of) ss.

This instrument was acknowledged before me on , 19, by

This instrument was acknowledged before me on , 19, by

as

of

Notary Public for Oregon

My commission expires

Diane Di'Genova
10241 Monogram Ave.
Sepulveda, Ca. 91343

Grantor's Name and Address

Mercury Financial Ltd.
P.O. Box 1078
Crescent City, Ca.

Grantee's Name and Address

After recording return to (Name, Address, Zip):
Ragan Real Estate
3101 McNary Parkway #2
Lake Oswego, Or. 97035

Until requested otherwise send all tax statements to (Name, Address, Zip):

Same as Above

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. Record of Deeds of said County.

Witness my hand and seal of County affixed.

NAME TITLE
B. Deputy

35
30
ca

CALIFORNIA ALL-PURPOSE ACKNOWLEDGEMENT

38740

NO. 5807

State of CALIF

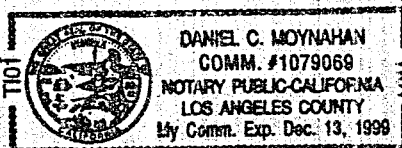
County of LOS ANGELES

On 11/14/96 before me, DANIEL C. MOYNAHAN - NOTARY PUBLIC
DATE NAME, TITLE OF OFFICER - E.G., "JANE DOE, NOTARY PUBLIC"

personally appeared DANE DIGENOVA

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.

[Signature]
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: _____

DESCRIPTION OF ATTACHED DOCUMENT

Warrant Deed
TITLE OF TYPE OF DOCUMENT

NUMBER OF PAGES

DATE OF DOCUMENT

SIGNER IS REPRESENTING:
NAME OF PERSON(S) OR ENTITY(IES)

SIGNER(S) OTHER THAN NAMED ABOVE

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STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Ragan Real Estate the 12th day
of December A.D. 19 96 at 3:44 o'clock P. M., and duly recorded in Vol. M96
of Deeds on Page 38739

FEE \$35.00

Berneth G. Letsch County Clerk

By [Signature]