

32698

MTC 40488 LW Vol. 1797 Page 4221
WARRANTY DEED

LUCILLE B. GRIFFIN, TRUSTEE OF THE MAURICE J. GRIFFIN FAMILY TRUST U/D/T DATED APRIL 26, 1990.,

Grantor(s) hereby grant, bargain, sell and convey to:

ROBIN SCHWARTZ and JOHN VINICKY, as tenants in common,

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:

Lots 1, 2 and 3 in Block 21 of SECOND ADDITION to the City of Klamath Falls, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

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 \$ 27,300.00.

Until a change is requested, all tax statements shall be sent to Grantee at the following address: 6002 LOGAN DR., KLAMATH FALLS, OR 97603

Dated this 2nd day of Feb, 1997.

MAURICE J. GRIFFIN FAMILY TRUST

BY: Lucille B Griffin TRUSTEE
LUCILLE B. GRIFFIN

STATE OF CALIFORNIA

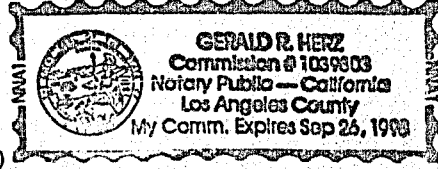
COUNTY OF Los Angeles

SS. Feb 3 19 97

Personally appeared the above named Lucille B Griffin

and acknowledged the foregoing instrument to be her ~~she~~ voluntary act.

Before me:



(seal)

Gerald R Herz

Notary Public for California

My commission expires Sept 25, 1998

ESCROW NO. MT40488-LW

Return to:

ROBIN SCHWARTZ
6002 LOGAN DR.
KLAMATH FALLS, OR 97603

97 FEB 11 AM 1:47

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

4222

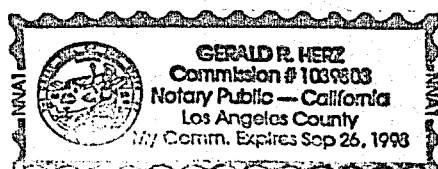
State of CALIFORNIA

County of Los Angeles

On 2-3-97 before me, GERALD R. HERZ NOTARY PUBLIC
Name and Title of Officer (e.g., "Jane Doe, Notary Public")

personally appeared Lucille B. GRIFFIN
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.

Gerald R. Herz
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: 2-3-97 Number of Pages: 1

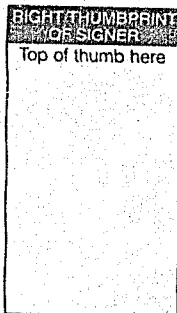
Signer(s) Other Than Named Above: _____

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: _____

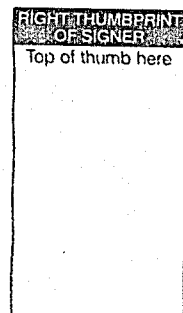
Signer Is Representing: _____



Signer's Name: _____

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

Signer Is Representing: _____



STATE OF OREGON : COUNTY OF KLAMATH: SS.

Filed for record at request of Ameri title the 11th day
of February A.D., 19 97 at 11:47 o'clock A.M., and duly recorded in Vol. M97
of Deeds on Page 4221

FEE \$35.00

Bernetha G. Letsch, County Clerk
by Kathleen Rose