

32832

Vol. 197 Page 4506

After recording return to:

MARK L. FISHER

7582 SW VLAHOS DRIVE

WILSONVILLE, OR 97070

TITLE ORDER NO. K-50271

KEY ESCROW NO: 27-25857

Until a change is requested tax statements
shall be sent to the following address:
SAME AS ABOVE

TAX ACCT. NO: R142385

MAP NO: 2310-036D0-1110

WARRANTY DEED -- STATUTORY FORM
(INDIVIDUAL or CORPORATION)

JOHN CHARLES HUMES and MAUREEN SUE HUMES, husband and wife Grantor,
conveys and warrants to:

MARK L. FISHER, an individual, Grantee,

the following described real property free of encumbrances except as
specifically set forth herein:

LOT 13, BLOCK 12, TRACT NO. 1060, SUN FOREST ESTATES, according to the
official plat thereof on file in the office of the County Clerk of
Klamath County, Oregon.

Subject to:

1. Transmission line easment, including the terms and provisions thereof,
given by E. Belle Berry, aka Estelle M. Berry, a widow, to the United
States of America, dated September 13, 1951 recorded October 9, 1951 in
Volume 250 page 282, Deed records of Klamath County, Oregon.
2. Easment, including the terms and provisions thereof, given by Jack C.
Booff to United States of America, dated June 12, 1972, recorded June 30,
1972 in Volume M72, page 7124, Deed of records of Klamath County,,
Oregon.
3. Reservations and Restrictions in dedication and on the plat of Sun
forrest Estates, Tract 1060.
4. Articles of Association of Sun Forrest Estates Property Owners,
including the terms and provisions thereof, dated September 7, 1972,
recorded September 10, 1972 in vVolume M72 page 10581, Deed records of
Klamath County, Oregon.
5. Building and Use Restrictions for Sun Forest Estate, dated May 8,
1972, recorded September 10, 1972 in Volume M72 page 10585, Deed records
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.

The true consideration for this conveyance is \$5,450.00 . However, if the
actual consideration consists of or includes other property or other value
given or promised, such other property or value was part of the/the whole of
the (indicate which) consideration.

If grantor is a corporation, this has been signed by authority of the Board of
Directors.

Dated this 11 day of February, 1957.

GRANTOR(S):

John Charles Humes

97 FEB 13 AM 1:40

JOHN CHARLES HUMES

MAUREEN SUE HUMES

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

State of CaliforniaCounty of SAN BERNARDINOMELANIE KLEINSCHMIDT
Notary PublicOn Feb. 11, 1997 before me,

Name and Title of Officer (e.g., "Jane Doe, Notary Public")

personally appeared John Charles and Maureen Sue Humes

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 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: _____

Document Date: _____ Number of Pages: _____

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: _____

© 1994 National Notary Association • 8236 Flammet Ave., P.O. Box 7184 • Canoga Park, CA 91309-7184

Prod. No. 5907

Recorder: Call Toll-Free 1-800-876-6827

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Klamath County Title the 13th day
 of February A.D. 19 97 at 11:40 o'clock A. M., and duly recorded in Vol. M97
 of Deeds on Page 4506

FEE

\$35.00

 by Bernetha G. Letsch County Clerk
Kathleen Rose