

OK

33355

WARRANTY DEED

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KNOW ALL MEN BY THESE PRESENTS, That RALPH I. TWING and MELBA JEAN NUNN, not as tenants in common, but with full rights of survivorship

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by MIKE E. GREEN

the grantee, does hereby grant, bargain, sell and convey unto the said grantee and grantee's heirs, successors and assigns, that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or appertaining, situated in the County of Klamath and State of Oregon, described as follows, to-wit:

Lot 12, Block 11, First Addition to Klamath River Acres, County of Klamath, State of Oregon.

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE)

To Have and to Hold the same unto the said grantee and grantee's heirs, successors and assigns forever. And said grantor hereby covenants to and with said 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

THOSE OF RECORD AND THOSE APPARENT ON THE LAND

and that 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.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ 49,900.00. However, the actual consideration consists of or includes other property or value given or promised which is the whole consideration (indicate which) (The sentence between the symbols ©, if not applicable, should be deleted. See ORS 93.030.)

In construing this deed and where the context so requires, the singular includes the plural and all 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 11th day of March, 1991; 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.

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.

Ralph I. Twing
RALPH I. TWING

Melba Jean Nunn
MELBA JEAN NUNN

STATE OF OREGON, County of Klamath) ss.

This instrument was acknowledged before me on March 11, 1991, by Ralph I. Twing and Melba Jean Nunn

This instrument was acknowledged before me on _____ by _____ as _____ of _____

Carole Johnson
Notary Public for Oregon

My commission expires 1-15-94

GRANTOR'S NAME AND ADDRESS

GRANTEE'S NAME AND ADDRESS

After recording return to:

Julia Marie Lively
5848 Blossom Ave.
San Jose, CA 95123

NAME, ADDRESS, ZIP

Until a change is requested all tax statements shall be sent to the following address:

NAME, ADDRESS, ZIP

SPACE RESERVED
FOR
RECORDER'S USE

STATE OF OREGON,

County of Klamath) ss.

I certify that the within instrument was received for record on the 25th day of February, 1997, at 11:35 o'clock A.M., and recorded in book/reel/volume No. M97 on page 5534 or as fee/file/instrument/microfilm/reception No. 33355, Record of Deeds of said county.

Witness my hand and seal of County affixed.

Bernetha G. Letsch, Co. Clerk

NAME

TITLE

By Kathleen Ross Deputy

Fee \$30.00

97 FEB 25 AM 1:35