

1-1-74

33389

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That

Vol. 1797 Page 5594  
Martha Earley

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by Richard T. Patwell, hereinafter called 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 25 Block 24 of Sprague River Valley Acres, as per Plat recorded in the office of the County Recorder of said County. 2.13 acres m/l  
APN: 3613-006D0-04500

97 FEB 25 P 3:01

(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

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 \$ 2500.00.  
However, the actual consideration consists of or includes other property or value given or promised which is the whole part of the 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 12th day of February, 1997; if a corporate grantor, it has caused its name to be signed and seal affixed by its officers, duly authorized thereto by order of its board of directors.

(If executed by a corporation, affix corporate seal)

STATE OF ~~OREGON~~ California } ss.  
County of Los Angeles  
February 12, 1997, 19\_\_

Personally appeared the above named

Martha Earley

and acknowledged the foregoing instrument to be her voluntary act and deed.

Before me:

(OFFICIAL SEAL)

Theresa A. Jibilian  
Notary Public for ~~OREGON~~ California  
My commission expires: 9/29/97

STATE OF OREGON, County of \_\_\_\_\_ ) ss.  
\_\_\_\_\_, 19\_\_

Personally appeared \_\_\_\_\_ and

\_\_\_\_\_, who, being duly sworn, each for himself and not one for the other, did say that the former is the \_\_\_\_\_ president and that the latter is the \_\_\_\_\_ secretary of \_\_\_\_\_

and that the seal affixed to the foregoing instrument is the corporate seal of said corporation and that said instrument was signed and sealed in behalf of said corporation by authority of its board of directors; and each of them acknowledged said instrument to be its voluntary act and deed.

Before me:

Notary Public for Oregon  
My commission expires: \_\_\_\_\_

Theresa A. Jibilian  
COMM #1001703  
Notary Public - California  
LOS ANGELES COUNTY  
My Comm. Expires SEP 29, 1997  
(OFFICIAL SEAL)

Martha Earley

7226 Arizona Ave.

Los Angeles, CA 90045

GRANTOR'S NAME AND ADDRESS

Richard T. Patwell

1249 S. Orange St. #205

Glendale, CA 91204

GRANTEE'S NAME AND ADDRESS

Richard T. Patwell

1249 S. Orange St. #205

Glendale, CA 91204

NAME, ADDRESS, ZIP

After recording return to:

Richard T. Patwell

1249 S. Orange St. #205

Glendale, CA 91204

NAME, ADDRESS, ZIP

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

Richard T. Patwell

1249 S. Orange St. #205

Glendale, CA 91204

NAME, ADDRESS, ZIP

STATE OF OREGON, \_\_\_\_\_ ) ss.

County of Klamath

I certify that the within instrument was received for record on the 25th day of February, 19 97, at 3:01 o'clock P.M., and recorded in book M97 on page 5594 or as file/reel number 33389.

Record of Deeds of said county. Witness my hand and seal of County affixed.

Berntha C. Letsch, CO. Clerk  
Recording Officer  
By Kathleen Ross Deputy

Fee \$30.00

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