

34406

WARRANTY DEED
MT 40516-KR

Vol. 1177 Page 7637

LOUIS FAULKNER WHO ACQUIRED TITLE AS LEWIS FAULKNER AND PENNIE FAULKNER, HUSBAND AND WIFE.

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

COUNTRYWIDE PROPERTIES OF OREGON, L.L.C.

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:

SEE EXHIBIT A WHICH IS MADE A PART HEREOF BY THIS REFERENCE

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:

"TOGETHER WITH A MOBILE HOME, LICENSE #X170084, TITLE #9509654882 WHICH IS SITUATED ON THE SUBJECT PROPERTY"

"SUBJECT TO A TRUST DEED DATED FEBRUARY 27, 1995, RECORDED MARCH 14, 1995, IN VOLUME M95, PAGE 5674 MICROFILM RECORDS OF KLAMATH COUNTY, OREGON IN FAVOR OF MICHAEL R. RANDOLPH AND LUANN M. RANDOLPH AS BENEFICIARY. THE GRANTEE HEREIN DOES NOT AGREE TO ASSUME NOR PAY AND THE GRANTOR HEREIN AGREES TO HOLD THE GRANTEE HARMLESS THEREFROM.

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.

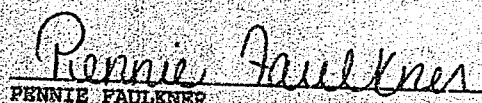
THIS INSTRUMENT WILL NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO 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 \$ 35,500.00.

Until a change is requested, all tax statements shall be sent to Grantee at the following address: 6528 Valhalla Ave. Klamath Falls, OR 97603

Dated this 11 day of March 1997


LOUIS FAULKNER


PENNIE FAULKNER

STATE OF _____

COUNTY OF _____

SS. _____

19 _____

Personally appeared the above named _____

and acknowledged the foregoing instrument to be _____ voluntary act.

Before me:

See attached

Notary Public for _____

My commission expires _____

(seal)

ESCROW NO. MT40516-KR

Return to:

COUNTRY WIDE PROPERTIES OF OREGON, L.L.C.

6528 Valhalla Ave

Klamath Falls, OR 97603

EXHIBIT "A"
LEGAL DESCRIPTION

A parcel of land situate in the SE1/4 of Section 10, Township 36 South, Range 10 East of the Willamette Meridian, in the County of Klamath, State of Oregon, more particularly described as follows: Commencing at a point where the West boundary line of the County Road intersects the North Boundary line of the SE1/4 of Section 10, Township 36 South, Range 10 East of the Willamette Meridian, which point is approximately 30 feet West of the Northeast corner of Southeast quarter of Section 10; thence West 10 rods; thence South 30 rods; thence in a Southeasterly direction a distance of 10.82 rods to the West boundary line of said County Road; thence North along the West boundary line of said County Road a distance of 34 rods to the point of beginning. EXCEPTING THEREFROM that portion deeded to Klamath County for highway purposes by Deed recorded May 9, 1951 in Book 247 at page 141, Deed Records.

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

7639

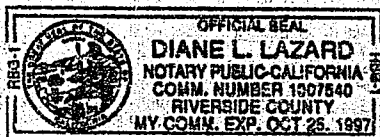
State of California

County of Riverside

On March 11, 1997 before me, Diane L. Lazard, Notary Public
Date Name and Title of Officer (e.g., "Jane Doe, Notary Public")

personally appeared Louis and Pennie Faulkner
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.

Diane L. Lazard
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: _____

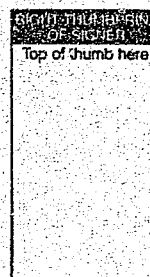
Signer Is Representing: _____



Signer's Name: _____

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

Signer Is Representing: _____



STATE OF OREGON : COUNTY OF KLAMATH: ss.

Filed for record at request of Amerititle the 14th day
of March A.D., 19 97 at 3:46 o'clock P. M., and duly recorded in Vol. M97
of Deeds on Page 7637

FEE \$40.00

by Bernetha G. Letch, County Clerk
Kathleen Rose