

39358

MTC 41682-MS  
WARRANTY DEED

Vol. 797 Page 18511

PHIL DABILL,

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

ROBERT J. WYNNE,

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 3 AND 4 IN BLOCK 14 OF HILLSIDE 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. EXCEPTING THEREFROM THE SOUTHWESTERLY 20 FEET THEREOF CONVEYED TO KLAMATH COUNTY BY INSTRUMENT RECORDED IN VOLUME 72 AT PAGE 229, DEED RECORDS 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 \$

~~22,500.00~~ P.D.  
22,500.00 P.D.

Until a change is requested, all tax statements shall be sent to Grantee at the following address: 820 PACIFIC TERRACE, KLAMATH FALLS, OR 97601

Dated this 6-13-97 day of \_\_\_\_\_, 19\_\_.

Phil Dabill  
PHIL DABILL

STATE OF California SS. \_\_\_\_\_ 19 \_\_\_\_  
COUNTY OF Riverside

Personally appeared the above named Phil Dabill

and acknowledged the foregoing instrument to be \_\_\_\_\_ voluntary act.

Before me:

see attache  
for notarization

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

(seal)

ESCROW NO. MT41682-MS

Return to:

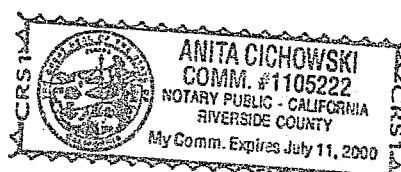
ROBERT J. WYNNE  
820 PACIFIC TERRACE  
KLAMATH FALLS, OR 97601

# CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

18512

State of California  
 County of Riverside  
 On June 13, 1997 before me, Anita Cichowski, Notary  
Date Name and Title of Officer (e.g., "Jane Doe, Notary Public")  
 personally appeared Phil Dabill  
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.

Anita Cichowski  
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: June 13, 1997 Number of Pages: one  
 Signer(s) Other Than Named Above: None

### Capacity(ies) Claimed by Signer(s)

Signer's Name: Phil Dabill

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

Signer Is Representing:

self

RIGHT THUMBPRINT  
 OF SIGNER  
 Top of thumb here

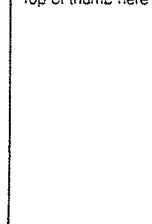


Signer's Name: \_\_\_\_\_

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

Signer Is Representing:

RIGHT THUMBPRINT  
 OF SIGNER  
 Top of thumb here



STATE OF OREGON: COUNTY OF KLAMATH : ss.

Filed for record at request of Amerititle the 16th day  
 of June A.D., 19 97 at 3:47 o'clock P.M., and duly recorded in Vol. M97  
 of Deeds on Page 18511.

FEE \$35.00

By Bernetha G. Letsch, County Clerk  
Kathleen Kosi