

51760

MTC 43280-MS  
WARRANTY DEED

Vol. 198 Page 1560

THOMAS BRAND and SANDRA BRAND, as tenants by the entirety,  
Grantor(s) hereby grant, bargain, sell, warrant and convey to:  
NELSON GOHLKE,  
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:

LOT 16 IN BLOCK 44 OF FIRST ADDITION TO KLAMATH FOREST ESTATES, ACCORDING  
TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE COUNTY CLERK OF  
KLAMATH COUNTY, OREGON.

JAN 16 P 3:43

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 \$ 4,000.00.

Until a change is requested, all tax statements shall be sent to Grantee at the  
following address: 996 BELLE PASS RD, WOODBURN, OR 97071

Dated this 12<sup>th</sup> day of JANUARY, 1998

Thomas Brand  
THOMAS BRAND

Sandra Brand  
SANDRA BRAND

STATE OF CALIFORNIA

COUNTY OF RIVERSIDE

SS. JANUARY 12 19 98

Personally appeared the above named

SEE ATTACHED CORRECT  
CALIF NOTARY

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

ACKNOWLEDGEMENT

Before me:

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

(seal)

ESCROW NO. MT43280-MS

Return to:  
NELSON GOHLKE  
996 BELLE PASS RD  
WOODBURN, OR 97071

# CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

1561

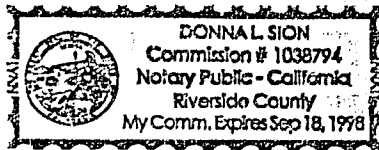
State of CALIFORNIA

County of RIVERSIDE

On JANUARY 12, 1998 before me, Donna L. Ston - Notary Public

personally appeared THOMAS BRAND AND SANDRA BRAND

☐ 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.

Donna L. Ston  
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: JANUARY 12, 1998 Number of Pages: One

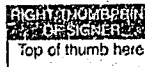
Signer(s) Other Than Named Above: \_\_\_\_\_

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

Signer's Name: THOMAS BRAND

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

Signer Is Representing: \_\_\_\_\_



Signer's Name: SANDRA BRAND

- ☒ 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 16th day of January A.D., 19 98 at 3:43 o'clock P.M., and duly recorded in Vol. M98 of Deeds on Page 1560

FEE \$35.00

By Bernetha G. Letsch, County Clerk  
Kiddum Road