

51814

MTC 43185-MG Vol. M90 Page 1696
WARRANTY DEED

FLOYD D. WILKINS and VERLDA J. WILKINS, as tenants by the entirety,
Grantor(s) hereby grant, bargain, sell, warrant and convey to:
WILLIAM L. FREEMAN and SHIRLEY K. FREEMAN, as tenants by the entirety,
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 19 in Block 30 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.

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 \$ 2,500.00.

Until a change is requested, all tax statements shall be sent to Grantee at the
following address: 12111 TABLE ROCK ROAD, CENTRAL POINT, OR 97502

Dated this 11 day of December, 19 97

Floyd D. Wilkins
FLOYD D. WILKINS

Verlida J. Wilkins
VERLIDA J. WILKINS

STATE OF California
COUNTY OF Merced SS. December 11 19 97

Personally appeared the above named Floyd D. Wilkins and
Verlida J. Wilkins.

and acknowledged the foregoing instrument to be their voluntary act.

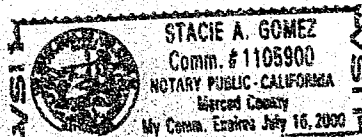
Before me:

Stacie A. Gomez
Notary Public for California
My commission expires July 16, 2000

(seal)

ESCROW NO. MT43185-MG

Return to:
WILLIAM L. FREEMAN
12111 TABLE ROCK ROAD
CENTRAL POINT, OR 97502



CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

State of California

County of

Sonoma

} ss.

On 1/13/98

Date

before me,

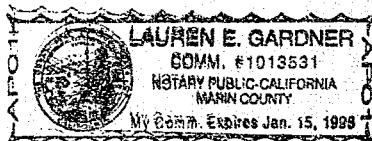
LAUREN E. GARDNER, Notary Public

Name and Title of Officer (e.g., "Jane Doe, Notary Public")

personally appeared

Verlida J. Wilkins

Name(s) of Signer(s)

☒ personally known to me☐ 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.

Lauren E. Gardner
Signature of Notary Public

Place Notary Seal Above

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:

Number of Pages:

7

Signer(s) Other Than Named Above:

Floyd D. Wilkins

Capacity(ies) Claimed by Signer

Signer's Name:

Verlida J. Wilkins☒ Individual☐ Corporate Officer — Title(s):☐ Partner — ☐ Limited ☐ General☐ Attorney in Fact☐ Trustee☐ Guardian or Conservator☐ Other:

Signer Is Representing:

Top of thumb here

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of

Ameri titleof January

A.D., 19

98

at

11:52 o'clockA.M., and duly recorded in Vol.20th

day

of

Deeds

on Page

1696M98

FEE

\$35.00

By

Bernetha G. Lersch, County ClerkKathleen Brown