

53732

MTC 43841-LW
WARRANTY DEEDVol. 1198 Page 6174

LAVONNE B. SCHMOLL and LAVERNE W. IVERSON, as tenants in common, Grantor(s) hereby grant, bargain, sell, warrant and convey to: CHRISTINE MARIE SOCHA and MIKE PAUL SOCHA, husband and wife, 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:

The North one-half of Lot 27, FAIR ACRES NO. 1, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

EXCEPTING THEREFROM that portion conveyed to Klamath County for road purposes.

"TOGETHER WITH A 1979 STONE MOBILE HOME, PLATE #163543, VIN #ORFL2A921381917 WHICH IS SITUATED ON THE SUBJECT PROPERTY."

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 \$ 44,000.00.

Until a change is requested, all tax statements shall be sent to Grantee at the following address: 1142 KANE ST., KLAMATH FALLS, OR 97603

Dated this 23 day of Feb, 1998

Lavonne B. Schmoll
LAVONNE B. SCHMOLL

Laverne W. Iverson
LAVERNE W. IVERSON

STATE OF CALIFORNIA

COUNTY OF CONTRA COSTA

SS. February 23 19 98

Personally appeared the above named Lavonne B. Schmoll

and acknowledged the foregoing instrument to be her voluntary act.



Before me:

[Signature]
Notary Public for CALIFORNIA
My commission expires JAN 15, 2000

ESCROW NO. MT43841-LW

Return to:

CHRISTINE MARIE SOCHA
1142 KANE ST.
KLAMATH FALLS, OR 97603

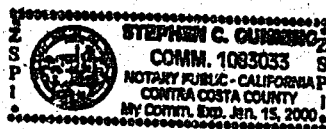
98 FEB 25 P 3:39

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

6175

State of California
 County of Contra Costa
 On 2-23-98 before me, Stephen C. Gunning Notary Public
 personally appeared Laverne B. Schnoll
Name and Title of Officer (e.g., "Jane Doe, Notary Public")
Name(s) of Signer(s)

☐ personally known to me - OR - ☒ proved to me on the basis of satisfactory evidence to be the person whose name is 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.

[Signature]
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: 2-23-98 Number of Pages: 1

Signer(s) Other Than Named Above: Laverne W. Iverson

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: _____

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,

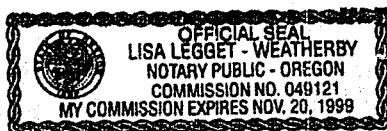
County of Klamath

} ss.

FORM No. 23—ACKNOWLEDGMENT.
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BE IT REMEMBERED, That on this 25th day of February, 1998,
before me, the undersigned, a Notary Public in and for the State of Oregon, personally appeared the within
named Laverne W. Iverson

known to me to be the identical individual..... described in and who executed the within instrument and
acknowledged to me that he..... executed the same freely and voluntarily.



TESTIMONY WHEREOF, I have hereunto set my hand and affixed
my official seal the day and year last above written.

Lisa Legget Weatherby
Notary Public for Oregon
My commission expires 11/20/99

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Ameri title
of February A.D., 19 98 at 3:39 o'clock P. M., and duly recorded in Vol. M98
of Deeds on Page 6174

FEE \$40.00

By Bernetha G. Leisch County Clerk
Kathleen Ross