

58663

MTC 44349-MS

WARRANTY DEED Vol. 1798 Page 17544

STANLEY E. ANDERSON and DONA A. ANDERSON, as tenants by the entirety, Grantor(s) hereby grant, bargain, sell, warrant and convey to: DENNIS DUTCHER and BECKY DUTCHER, 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:

LOT 1 IN BLOCK 3 OF TRACT NO. 1064 - IRISH BEND, 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 \$ 6,725.00.

Until a change is requested, all tax statements shall be sent to Grantee at the following address: P.O. BOX 911, CHILOQUIN, OR 97624

Dated this \_\_\_\_\_ day of \_\_\_\_\_, 19\_\_.

Stanley E. Anderson  
STANLEY E. ANDERSON

Dona A. Anderson  
DONA A. ANDERSON

STATE OF \_\_\_\_\_ SS. See Attached 19\_\_  
COUNTY OF \_\_\_\_\_

Personally appeared the above named \_\_\_\_\_

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

Before me:

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

(seal)

ESCROW NO. MT44349-MS

Return to:

DENNIS DUTCHER

P.O. BOX 911

CHILOQUIN, OR 97624

## CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

State of California

County of Kern } ss.on 21 May 1998, before me

Date

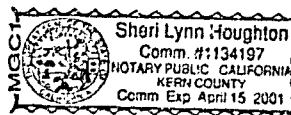
Name and Title of Officer (e.g., Jane Doe, Notary Public)

personally appeared

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.



Place Notary Seal Above

WITNESS my hand and official seal.

Sheri Lynn Houghton  
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 DeedDocument Date: 5/21/98Number of Pages: 2

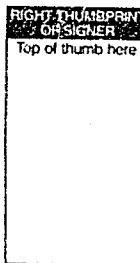
Signer(s) Other Than Named Above: \_\_\_\_\_

## Capacity(ies) Claimed by Signer

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 Ameri title the 26th day  
of May A.D., 19 98 at 9:27 o'clock A. M., and duly recorded in Vol. M98  
of Deeds on Page 17544

FEE \$35.00

By Bernetha G. Letsch, County Clerk  
Kardian