

61497

WARRANTY DEED

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For good consideration, we KENNETH R. HART AND/OR PAMELA HART, HUSBAND AND WIFE of 3553 CASCADE ST. NAPA, County of NAPA, State of CALIFORNIA, hereby bargain, deed and convey to CHARLES SHOWS, of PALM SPRINGS, County of SAN BERNDINO, State of CALIFORNIA, the following described land in KLAMATH County, free and clear with WARRANTY COVENANTS; to wit: SPRAGUE RIVER, OREGON. THE SOUTH EAST 1/4 OF THE SOUTH EAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 35, TOWNSHIP 35, RANGE 11 EAST, WILLAMETTE MERIDAN, CONSISTING OF TEN ACRES, MORE OR LESS, AND SUBJECT TO COVENTS, RESERVATIONS, RESTRICTIONS AND EASEMENTS OF RECORD (IF ANY) SELLER HEREBY GRANTS TO BUYER ANY AND ALL MINERAL RIGHTS HE MIGHT HAVE IN THE TEN ACRES

Grantor, for itself and its heirs, hereby covenants with Grantee, its heirs and assigns, that Grantor is lawfully seized in fee simple of the above-described premises; that it has a good right to convey; that the premises are free from all encumbrances; that Grantor and its heirs, and all persons acquiring any interest in the property granted, through or for Grantor, will, on demand of Grantee, or its heirs or assigns, and at the expense of Grantee, its heirs or assigns, execute any instrument necessary for the further assurance of the title to the premises that may be reasonably required; and that Grantor and its heirs will forever warrant and defend all of the property so granted to Grantee, its heirs and assigns, against every person lawfully claiming the same or any part thereof.

Being the same property conveyed to the Grantors by deed of WARRANTY, dated JUNE 12, 1998.

WITNESS the hands and seal of said Grantors this 12TH day of June, 1998.

Kenneth R Hart
Pamela Hart

STATE OF CALIFORNIA
COUNTY OF NAPA

On June 12, 1998 before me, Brenda Honeycutt, notary public, personally appeared KENNETH R. HART AND PAMELA HART, 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.

Signature

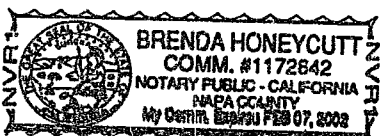
Brenda Honeycutt

Affiant ☐ Known ☒ Produced ID

Type of ID California Drivers License

STATE OF OREGON,
County of Klamath ss.

Filed for record at request of:



After recording return to:
Charles Shows
Box 4068
Palm Springs, CA 92263

Charles Shows

on this 6th day of July A.D., 1998
at 2:24 o'clock P. M. and duly recorded
in Vol. M98 of Deeds Page 23707

Bernetha G. Letsch, County Clerk

Fee: \$30.00

By

Kathleen Ross

Deputy