

NS

65120

Vol. M98 Page 31241

STATE OF OREGON,

County of Klamath } ss.

I certify that the within instrument was received for record on the 25th day of August, 1998, at 1:49 o'clock P.M., and recorded in book/reel/volume No. M98 on page 31241 and/or as fee/file/instrument/microfilm/reception No. 65120, Record of Deeds of said County.

Witness my hand and seal of County affixed.

Bernetha G. Letsch, Co. Clerk
NAME TITLE

By Kathleen B. Ross, Deputy.
Fee \$30.00

SPACE RESERVED
FOR
RECORDER'S USE

MTC 1396

Grantor's Name and Address

Grantee's Name and Address

After recording, return to (Name, Address, Zip):

MARK DANIELS
same as below

Until requested otherwise, send all tax statements to (Name, Address, Zip):

MARK DANIELS
6321 Verda Vista Court
Klamath Falls, Oregon 97603

WARRANTY DEED

KNOW ALL BY THESE PRESENTS that KIMBERLY KAY DANIELShereinafter called grantor, for the consideration hereinafter stated, to grantor paid by MARK ALAN DANIELS

hereinafter called grantee, does hereby grant, bargain, sell and convey unto the grantee and grantee's heirs, successors and assigns, that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or in any way appertaining, situated in KLAMATH County, State of Oregon, described as follows, to-wit:

Lot 14 in Block 21, NINTH ADDITION TO SUNSET VILLAGE aka
6321 Verda Vista Court.

Pursuant to a settlement reached between the parties of equity division of real property.

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE)

To Have and to Hold the same unto grantee and grantee's heirs, successors and assigns forever.

And grantor hereby covenants to and with grantee and grantee's heirs, successors and assigns, that grantor is lawfully seized in fee simple of the above granted premises, free from all encumbrances except (if no exceptions, so state):

those of record and apparent to the land and that certain trust deed with Klamath First
Federal Savings and Loan Association recorded in Volume M97 at Page 16982, Microfilm
Records of Klamath County Oregon which Grantee agrees to assume and pay and hold the
Grantor harmless from any and all liability therefrom, and that grantor will warrant and forever defend the 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.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ 21,869.00. However, the actual consideration consists of or includes other property or value given or promised which is ☒ the whole ☐ part of the (indicate which) consideration. (The sentence between the syn.bols Φ , if not applicable, should be deleted. See ORS 93.030.)

In construing this deed, where the context so requires, the singular includes the plural, and all grammatical changes shall be made so that this deed shall apply equally to corporations and to individuals.

In witness whereof, the grantor has executed this instrument this 24th day of August, 1998 if grantor is a corporation, it has caused its name to be signed and its seal, if any, affixed by an officer or other person duly authorized to do so by order of its board of directors.

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.

Kimberly Kay Daniels
Kimberly Kay Daniels

STATE OF OREGON, County of Klamath } ss.

This instrument was acknowledged before me on August 24, 1998, by Kimberly Kay Daniels

This instrument was acknowledged before me on _____, 19____,

by _____

as _____

of _____



OFFICIAL SEAL
KAY E. DOOLITTLE
NOTARY PUBLIC - OREGON
COMMISSION NO. 037807
MY COMMISSION EXPIRES SEPT. 13, 1998

Kay E. Doolittle
Notary Public for Oregon

My commission expires 9-13-98