

65777

WARRANTY DEED

Vol. M 98 Page 32706

KNOW ALL MEN BY THESE PRESENTS, That Fred W. and Carol J. Veiga (Hope) and Raymond R. and Jean Patscheck (Grover)

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by Jeffries McKim Johnson

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

The East 1/2 of the Northeast 1/4 of the Southwest 1/4 of the Southeast 1/4, Section 13, Township 35, South Range 12 East Willamette Meridian, Consisting of five acres more or less.

Subject To: A non-exclusive easement for the purpose of ingress and egress.

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE)

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

And said grantor hereby covenants to and with said 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

and that

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.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$4,900.00

However, this consideration consists of or includes other property or value given or promised which is the subject of this deed (indicate which). (The sentence between the symbols @, if not applicable, should be deleted. See ORS 93.030.)

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

In Witness Whereof, the grantor has executed this instrument this 17th day of August, 1998; if a corporate grantor, it has caused its name to be signed and seal affixed by its officers, duly authorized thereto 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.

Fred W. Veiga

Carol J. Veiga (Hope)

Raymond R. Patscheck

Jean Patscheck (Grover)

STATE OF OREGON,

County of _____

Personally appeared the above named _____

and acknowledged the foregoing instrument to be _____ voluntary act and deed.

Before me:

(OFFICIAL SEAL)

Notary Public for Oregon

My commission expires: _____

STATE OF OREGON, County of _____, 19 _____

Personally appeared _____ and _____

each for himself and not one for the other, did say that the former is the _____ president and that the latter is the _____ secretary of _____

_____ a corporation, and that the seal affixed to the foregoing instrument is the corporate seal of said corporation and that said instrument was signed and sealed in behalf of said corporation by authority of its board of directors; and each of them acknowledged said instrument to be its voluntary act and deed.

Before me:

(OFFICIAL SEAL)

Notary Public for Oregon

My commission expires: _____

(If executed by a corporation, affix corporate seal)

R. Patscheck, F. Veiga
43087 Barnhill Road
Hemet, Calif. 92544

GRANTOR'S NAME AND ADDRESS

Jeffries Johnson
1500 W. El Camino Ave. #497
Sacramento, Calif. 95833-1945

GRANTEE'S NAME AND ADDRESS

After recording return to:

Jeffries Johnson
1500 W. El Camino Ave. #497
Sacramento, Calif. 95833-1945

NAME, ADDRESS, ZIP

Until a change is requested all tax statements shall be sent to the following address.
Above

NAME, ADDRESS, ZIP

STATE OF OREGON,

County of _____

I certify that the within instrument was received for record on the _____ day of _____, 19_____, at _____ o'clock _____ M., and recorded in book/reel/volume No. _____ on page _____ or as fee/title/instrument/microfilm/reception No. _____, Record of Deeds of said county.

Witness my hand and seal of County affixed.

NAME

TITLE

By _____ Deputy

45-



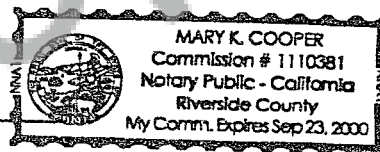
STATE OF CALIFORNIA
COUNTY OF RIVERSIDE

On August 20th, 1998, before me, MARY K. COOPER, NOTARY PUBLIC
personally appeared CAROL J. VEIGA (HOPE) and JEAN PATSCHECK, (GROVER)

_____, 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 Max K Cooper



(This area for official notarial seal)

Title of Document WARRANTY DEED

Date of Document August 17th, 1998 No. of Pages ONE with/Acknowledgements TWO
Other signatures not acknowledged FRED W. VEIGA and RAYMOND R. PATSCHECK

ALL-PURPOSE ACKNOWLEDGMENT

32708

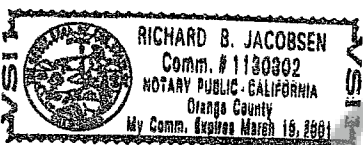
State of California

County of ORANGE } SS.

On August 17, 1998 before me, RICHARD B. JACOBSEN, Notary Public
(DATE) (NOTARY)

personally appeared RAYMOND R Patscheck
SIGNER(S)

☐ 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.

Richard B. Jacobsen
NOTARY'S SIGNATURE

OPTIONAL INFORMATION

The information below is not required by law. However, it could prevent fraudulent attachment of this acknowledgment to an unauthorized document.

CAPACITY CLAIMED BY SIGNER (PRINCIPAL)

- ☐ INDIVIDUAL
☐ CORPORATE OFFICER

TITLE(S)

- ☐ PARTNER(S)
☐ ATTORNEY-IN-FACT
☐ TRUSTEE(S)
☐ GUARDIAN/CONSERVATOR
☐ OTHER: _____

DESCRIPTION OF ATTACHED DOCUMENT

TITLE OR TYPE OF DOCUMENT

NUMBER OF PAGES

DATE OF DOCUMENT

SIGNER IS REPRESENTING:

NAME OF PERSON(S) OR ENTITY(IES)

OTHER

ALL-PURPOSE ACKNOWLEDGMENT

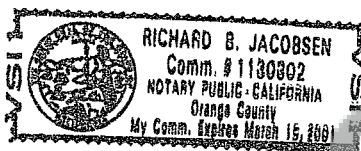
32708

State of California

County of ORANGE } ss.

On August 17, 1998 before me, RICHARD B. JACOBSEN, NOTARY PUBLIC
(DATE) personally appeared RAYMOND R Patscheck
SIGNER(S) (NOTARY)

- ☐ 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.

Richard B. Jacobsen
NOTARY'S SIGNATURE

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☐ TRUSTEE(S)
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☐ OTHER: _____

DESCRIPTION OF ATTACHED DOCUMENT

TITLE OR TYPE OF DOCUMENT

NUMBER OF PAGES

DATE OF DOCUMENT

SIGNER IS REPRESENTING:
NAME OF PERSON(S) OR ENTITY(IES)

OTHER

32709

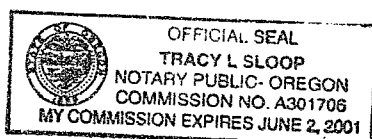
STATE OF OREGON,

County of Multnomah } ss.FORM No. 23—ACKNOWLEDGMENT.
Stevens-Ness Law Publishing Co. Int.
Portland, OR 97204 © 1992

BE IT REMEMBERED, That on this 25 day of August, 1998
before me, the undersigned, a Notary Public in and for the State of Oregon, personally appeared the within
named FRED W. VEIGA

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.

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



Tracy L. Sloop
Notary Public for Oregon
My commission expires 6-2-2001

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of _____
of September A.D., 19 98 at 1:23 o'clock P M., and duly recorded in Vol. M98
of Deeds on Page 32706

FEE \$45.00

Bernetha G. Letsch, County Clerk

By Bernetha G. Letsch