



73032

STATUTORY WARRANTY DEED

JOHN A. ELLIS

conveys and warrants to JOEL F. GORMAN AND RYONDA J. GORMAN HUSBAND AND WIFE Grantor, Grantee,

the following described real property free of liens and encumbrances, except as specifically set forth herein: Lots 18, 19 and 20 Harriman Park, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

This property is free of liens and encumbrances, EXCEPT: Reservations and restrictions of record, rights of way, and easements of record and those apparent upon the land, contracts and/or liens for irrigation and/or drainage.

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 30.030.

The true consideration for this conveyance is \$ 117,000.00 Here comply with the requirements of ORS 93.030

Dated this 17 day of January, 19 95

John A. Ellis
ELLIS, JOHN A.

STATE OF OREGON
County of CLATSOP

BE IT REMEMBERED, That on this 17 day of January, 19 95 before me, the undersigned, a Notary Public in and for said County and State, personally appeared the within named JOHN A. ELLIS

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.

My Commission expires _____ Notary Public for Oregon.

Title Order No. K-53457-C
Exhibit No. K53457C

After recording return to:
GORMAN, JOEL F.
4301 OLD STAGE ROAD
ONE - CENTRAL POINT OR 97502
Name, Address, Zip

If a change is expressed on any statement shall be sent to the following address:
GORMAN, JOEL F.
4301 OLD STAGE ROAD
Name, Address, Zip

THIS SPACE RESERVED FOR RECORDER'S USE

US62

CALIFORNIA ALL-PURPOSE ACKNOWLEDGEMENT

State of California

County of Santa Clara

On 1-15-99

before me,

Bernie J. Almaraz

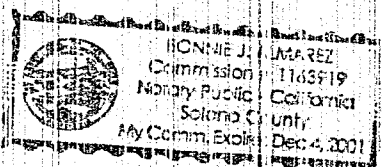
personally appeared John A. Ellis

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

(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.



WITNESS my hand and official seal.

Bernie J. Almaraz
(Signature of Notary Public)

Place Notary Seal Above

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: 1-15-99

Number of Pages: 2

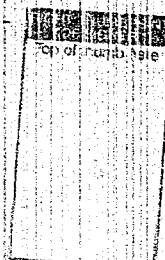
Signer(s) Other Than Named Above:

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:



STATION OF OREGON: COUNTY OF KLANATH

File for record at request of

January

A.D. 1999

First American Title

at 11:05

o'clock

A.M.

and fully recorded in Vol. 1129

on Page 1151

Linda Smith, County Clerk

by Kathleen Brown

FEE

\$35.00