

WARRANTY DEED  
 K-3 8092

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CR-1

KNOW ALL MEN BY THESE PRESENTS, That RODGER ISAACSON and CHERYL A. ISAACSON formally known as CHERYL A. ANDERSON

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by FRANK L. TOFELL, 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 Southeasterly 25 feet of Lot 16 and all of Lot 17 Except the Southeasterly 47.5 feet thereof, in Winema Gardens, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

SUBJECT TO taxes for 1985-86 which are now a lien but not yet payable; rules, regulations and assessments of South Suburban Sanitary District; reservations and restrictions in deed from Anna Simmers to Herman L. Lofdahl recorded July 13, 1951 in Volume 248 at page 397; reservations and restrictions contained in the dedication of Winema Gardens and Modification of Building Restrictions in Dedication; building and use restrictions for Winema Gardens; and Mortgage executed by Jerry L. Patzke and Patricia E. Patzke to State of Oregon, represented and acting by the Director of Veterans' Affairs, recorded June 14, 1974 \*\*\*

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE)

(continued below)

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

\*\*\*in Volume M74 page 7394, Mortgage records of Klamath County, Oregon, which grantee does not agree to assume and pay and grantors agree to hold grantee harmless therefrom.

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 \$ 37,500.00

However, the actual consideration consists of or includes other property or value given or promised which is the whole consideration (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 15th day of October, 1985; 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.

RODGER ISAACSON

CHERYL A. ISAACSON

STATE OF OREGON, )  
 County of Klamath ) ss.  
 October 23, 1985

STATE OF OREGON, County of ) ss.  
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Personally appeared

and

who, being duly sworn,

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

Personally appeared the above named  
 Rodger Isaacson and  
 Cheryl A. Isaacson

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

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: 8/27/87

Notary Public for Oregon

My commission expires:

(OFFICIAL SEAL)

(If executed by a corporation, affix corporate seal)

CE 4384

GRANTOR'S NAME AND ADDRESS

GRANTEE'S NAME AND ADDRESS

After recording return to:

Frank Tofell  
 6740 Southampton Way  
 Sacramento, Ca 95823

NAME ADDRESS ZIP

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

Same as above

NAME ADDRESS ZIP

SPACE RESERVED  
 FOR  
 RECORDER'S USE

State of Oregon, County of Klamath  
 Recorded 7/26/99, at 2:39 p.m.  
 In Vol. M99 Page 29689  
 Linda Smith,  
 County Clerk  
 Fee \$ 30 - KR

Deputy: