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JEAN E GROVER

3419 VIA LIDO #451

NEWPORT BEACH, CA 92663

Grantor's Name and Address

DENISE G CURTIS

1249 S. VAN NESS

SANTA ANA, CA 92707

Grantee's Name and Address

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

PX DENISE G CURTIS

225 WISTERIA COURT
ROSEVILLE, CA 95678

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

DENISE CURTIS MCMANIS
225 WISTERIA COURT
ROSEVILLE, CA 95678SPACE RESERVED
FOR
RECORDER'S USE

State of Oregon, County of Klamath

Recorded 12/08/03 8:25 a m

Vol M03 Pg 89321

Linda Smith, County Clerk

Fee \$ 21.00

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WARRANTY DEED

KNOW ALL BY THESE PRESENTS that RICHARD G GROVER AND JEAN E. GROVERhereinafter called grantor, for the consideration hereinafter stated, to grantor paid by DENISE G CURTIShereinafter 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:

THE NORTH 1/2 OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 SECTION 2, TOWNSHIP 37 SOUTH, RANGE 11 EAST OF THE WILLAMETTE MERIDIAN.

SUBJECT TO: RIGHTS OF THE PUBLIC IN AND TO ANY PORTION OF SAID PREMISES LYING WITHIN THE LIMITS OR ROADS AND HIGHWAYS.

EASEMENTS FOR ANY EXISTING PUBLIC UTILITIES, OR ROADS, INCLUDING THE TERMS AND PROVISIONS THEREOF, AS SET FORTH IN LAND STATUS REPORT RECORDED SEPTEMBER 10, 1958, IN VOLUME 303 PAGE 354.

(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): NONE.

_____, 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 \$ _____. ☒ 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 symbols ☒ and ☐, 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 on _____; 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.

RICHARD G GROVER

JEAN E GROVER

CALIFORNIA

STATE OF OREGON, County of ORANGE

) ss.

This instrument was acknowledged before me on Oct. 1, 2003by Crysta Smithley

This instrument was acknowledged before me on _____

by _____

as _____

of _____

CRYSTA SMITHLEY
COMM. #1268197
NOTARY PUBLIC - CALIFORNIA
RIVERSIDE COUNTY
My Comm. Expires June 23, 2004Notary Public for CaliforniaMy commission expires June 23, 2004