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04 OCT 13 AM 10:09

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Bonita Lynn Steers
2424 Darrow
Klamath Falls, OR
 Grantor's Name and Address
Elen Hanani Steers
295 Oregon Street
Gridley, CA 95948
 Grantee's Name and Address

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

Pr: Bonita Steers
2424 Darrow
Klamath Falls, OR

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

Bonita Steers
2424 Darrow
Klamath Falls, OR

SPACE RESERVED
 FOR
 RECORDER'S USE

State of Oregon, County of Klamath
 Recorded 10/13/04 10:09 a m
 Vol M04 Pg 69395
 Linda Smith, County Clerk
 Fee \$ 2100 # of Pgs 1

WARRANTY DEED

KNOW ALL BY THESE PRESENTS that Bonita Lynn Steers

hereinafter called grantor, for the consideration hereinafter stated, to grantor paid by Elen Hanani Steers and Bonita Lynn Steers

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:

tenancy in common with right of survivorship for real property described as follows: Lot 622, Block 128, MILLS ADDITION to the City of Klamath Falls, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Tax Account No: 3809-033DA-01100-000 Key No: 614525

also described as 2424 Darrow Avenue, Klamath Falls, Oregon 97601.

(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):

no exceptions

_____, 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 \$ 1000.00. ① 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. ② (The sentence between the symbols ①, if not applicable, should be deleted. See ORS 93.030.)

In construing this deed, where the context so requires, the singular includes the plural.

In witness whereof, the grantor has executed this instrument on October 4, 2004; 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.

Bonita Lynn Steers

STATE OF California, County of Klamath, Sutter ss.

This instrument was acknowledged before me on 10/4/04
 by Bonita Lynn Steers



SATINDERJIT KAUR
 COMM. #1415624
 NOTARY PUBLIC - CALIFORNIA
 SUTTER COUNTY
 My Comm. Expires MAY 04, 2007

Satinder Kaur
 Notary Public for California
 My commission expires May 04, 2007