

04 OCT 18 AM 8:31

NO PART OF ANY STEVENS-NESS FORM MAY BE REPRODUCED IN ANY FORM OR BY ANY ELECTRONIC OR MECHANICAL MEANS.



Shirley W. Dwyer
19427 Oak Crossing Rd.
Newhall, CA 91321

Grantor's Name and Address

Michael and Barbara Arbogast
14846 Cobalt Avenue
Sylmar, CA 91342

Grantee's Name and Address

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

Shirley Dwyer
19427 Oak Crossing Rd
Newhall, CA 91321

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

Shirley Dwyer
19427 Oak Crossing Rd
Newhall, CA 91321

SPACE RESERVED
FOR
RECORDER'S USE

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State of Oregon, County of Klamath
Recorded 10/18/04 8:31 a m
Vol M04 Pg 70548
Linda Smith, County Clerk
Fee \$ 21.00 # of Pgs 1

WARRANTY DEED

KNOW ALL BY THESE PRESENTS that Shirley W. Dwyer, Trustee of The Shirley W. Dwyer Trust of 1991 hereinafter called grantor, for the consideration hereinafter stated, to grantor paid by Michael Arbogast and Barbara Arbogast 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:

Lot 3, in Block 14 OREGON SHORES Subdivision - Tract #1053, in the County of Klamath, State of Oregon. as shown on the map filed on October 3, 1973, in Volume 20, pages 21 and 22 of maps in the Office of the County Recorder of Said County.

(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 \$ None. 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 ®, 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 September 27, 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.

STATE OF CALIFORNIA
COUNTY OF CALIFORNIA

} s.s.

Shirley W. Dwyer, Trustee
of the Shirley W. Dwyer
Trust of 1991

On Sept 29, 2004 before me,
Eileen R. McKeen

) ss.

d before me on

a Notary Public in and for said County and State, personally appeared Shirley W. Dwyer, Trustee of The Shirley W. Dwyer Trust of 1991

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

Eileen R. McKeen

FOR NOTARY SEAL OR STAMP

