

05 MAR 28 AM 10:26

WARRANTY DEED

State of Oregon, County of Klamath
 Recorded 03/28/2005 10:26 a m
 Vol M05 Pg 20231-32
 Linda Smith, County Clerk
 Fee \$ 26.00 # of Pgs 2

Bernice Mary Arthurs,
 Grantor

Johnny L. Arthurs
 P.O. Box 802, Brisbane, CA 94005
 Grantee

and
 Donna E. Arthurs
 2055 Greensprings, #12, Klamath Falls, OR 97601
 Grantee

After recording return to: Johnny L. Arthurs
 P.O. Box 802
 Brisbane, CA 94005

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

KNOW ALL MEN BY THESE PRESENTS, that Bernice M. Arthurs, hereinafter called Grantor for the consideration hereinafter stated, do hereby convey and warrant to Johnny L. Arthurs, grantee and Donna E. Arthurs, grantee, hereinafter called grantee, and unto Grantees' heirs, successors and assigns all of that certain real property with the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining to the following described real property herein in Klamath County, Oregon, to-wit:

Block 21, Lot 5, of the SECOND ADDITION TO NIMROD RIVER PARK in Klamath County, Oregon, according to the Official Plot thereof on file in the office of the County Clerk of Klamath County.

Tax Account No. R-3611-003DC-044500-000

and will warrant and defend the same against all persons who may lawfully claim the same, except as shown in the deed dated November 19, 1976 and duly recorded in the deed records of Klamath County, Oregon at Volume M76 Page 18649.

To Have and to Hold the same unto the said grantee and grantee's heirs, successors and assigns forever.

The true consideration for this conveyance is OTHER THAN MONEY.

Dated this 18 day of March, 2005.

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.

Bernice Mary Arthurs
 Bernice Mary Arthurs

STATE OF CALIFORNIA, County of San Mateo)ss.

Personally appeared the above named Bernice M. Arthurs and acknowledged the foregoing instrument to be her voluntary act and deed.

Before me: _____
 Notary Public for Oregon
 My Commission Expires: _____

Returned @ Counter

MacArthur & Bennett

26.00 ✓

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

State of California

County of

San Mateo

} ss.

On March 18, 2005, before me, Eero A. Makela

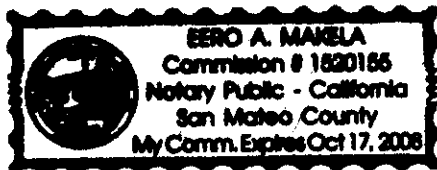
Date

Name and Title of Officer (e.g., "Jane Doe, Notary Public")

personally appeared Bernice M. Arthurs

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.

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 DeedDocument Date: March 18, 2005 Number of Pages: _____Signer(s) Other Than Named Above: None

Capacity(ies) Claimed by Signer

Signer's Name: Bernice Mary Arthurs

- ☒ Individual
☐ Corporate Officer — Title(s): _____
☐ Partner — ☐ Limited ☐ General
☐ Attorney in Fact
☐ Trustee
☐ Guardian or Conservator
☐ Other: _____

Signer Is Representing: her self