

NABB

## WARRANTY DEED

M05-62793

08/25/2005 01:38:52 PM

# Of Pages 4

Fee: \$36.00

KNOW ALL MEN BY THESE PRESENTS, That Mark C. Norland

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by James N. and Susan K. Norland

hereinafter called the 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:

1. Lot 9 in Block 35 of Hot Springs addition to the city of Klamath Falls.
2. Lot 10 Portion in Block 35 of Hot Springs addition to Klamath Falls
3. Lot 10&11 Portion in Block 35 of Hot Springs addition to Klamath Falls

These three contiguous parcels are listed as above according to the official plat thereof on file in the office of the county clerk of Klamath County, Oregon

(CONTINUE DESCRIPTION ON REVERSE IF NECESSARY)

The true and actual consideration for this conveyance is \$ 24,000 (Here comply with ORS 93.030.)

Mark C. Norland

1946 Fremont St.

Klamath Falls, OR 97601

Grantor's Name and Address

James N. &amp; Susan K. Norland

1946 Fremont St.

Klamath Falls, OR 97601

Grantee's Name and Address

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

James N. &amp; Susan K. Norland

1946 Fremont St.

Klamath Falls, OR 97601

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

James N. &amp; Susan K. Norland

1946 Fremont St.

Klamath Falls, OR 97601

STATE OF OREGON,

County of

} ss.

I certify that the within instrument was received for record on the day of 19, at o'clock M., and recorded in book/reel/volume No. on page and/or as fee/file/instrument/microfilm/reception No. Record of Deeds of said County.

Witness my hand and seal of County affixed.

NAME

TITLE

By Deputy.

SPACE RESERVED  
FOR  
RECORDER'S USE



To Have and to Hold the same unto the 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

and that grantor will warrant and forever defend the above granted 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.

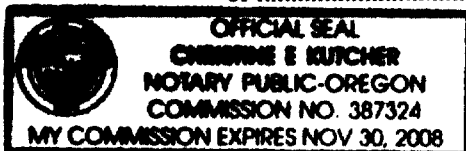
In construing this deed, where the context so requires, the singular includes the plural and all grammatical changes shall be made so that this deed shall apply equally to corporations and to individuals.

In Witness Whereof, the grantor has executed this instrument this 23<sup>rd</sup> day of April, 2005, if a corporate grantor, 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.

Mark C. Norland  
James N. Norland, grantee  
Susan K. Norland, grantee

STATE OF OREGON, County of Washington ) ss.  
This instrument was acknowledged before me on April 23<sup>rd</sup>, 2005,  
by Mark C. Norland, grantor  
This instrument was acknowledged before me on April 23<sup>rd</sup>, 2005,  
by James N. Norland, grantee & Susan K. Norland, grantee  
as \_\_\_\_\_  
of \_\_\_\_\_

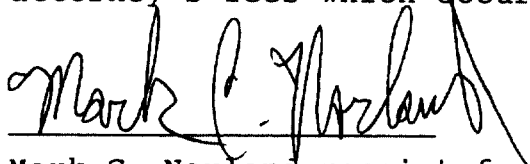


Christie Kutcher  
Notary Public for Oregon  
My commission expires Nov. 30<sup>th</sup>, 2008

SELLER'S AFFIDAVIT OF FINAL PAYMENT IN FULL FOR  
WARRANTY DEED CONVEYING 1938, 1940, and 1946  
FREMONT ST.

1. Seller acknowledges receipt of \$53,200 from Washington Mutual check on loan to James Noel Norland and seller warrants he was the only owner of the real property described above.
2. and that there are no matters pending against seller that could give rise to a lien that would attach to the property or cause a loss of title or impair the title between the last abstract continuation and recording of the deed in the names of James N. and Susan K. Norland, and that seller has not and will not execute any instrument that would adversely affect the title or interest of the purchasers.
3. and that seller has not caused any recorded or unrecorded labor, mechanic's, or materialmen, or loan liens against the property on behalf of any lending institution.
4. and there are no existing contracts or mortgage commitments affecting these three property lots, and there is no civil action pending which involves the property in any way, and seller agrees to cooperate if requested in adjusting for clerical errors on any documentation, said adjustments to be made if deemed necessary or desirable in the exercise of reasonable discretion.

THIS AFFIDAVIT is made for the purpose of inducing the purchasers to disperse complete and final payment of funds on the above property based on the above described representations. Seller intends purchaser to rely on these representations, and to continue to rely on these declarations and representations, and seller will indemnify the purchasing persons listed above, for all damages, loss, cost and expenses, including attorney's fees which occur because of such reliance.



Mark C. Norland, receipt for payment in full

8/20/05 10:13am

# INDIVIDUAL ACKNOWLEDGMENT

State/Commonwealth of Oregon } ss.  
County of Washington }

10:15 AM

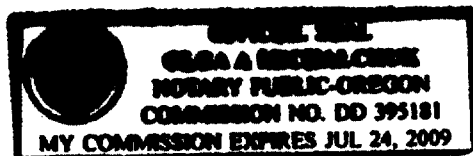
On this the 20 day of August, 2005, before  
me, Olga A. Michalchuk, the undersigned Notary  
Public, personally appeared Mark Charles Norland,  
Name(s) of Signer(s)

☐ 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 for the purposes therein  
stated.

WITNESS my hand and official seal.



Olga A. Michalchuk  
Signature of Notary Public

Olga A. Michalchuk  
Other Required Information (Printed Name of Notary, Residence, etc.)

Place Notary Seal and/or Any Stamp Above

## OPTIONAL

Although the information in this section 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: Seller's Affidavit of Final Payment in full for  
Warranty Deed Conveying 1938, 1940, and 1946  
Document Date: 8/20/05 Number of Pages: 1 Fremont St. (Klamath Falls,  
Oregon)  
Signer(s) Other Than Named Above: none

Right Thumbprint of Signer
Top of thumb here