

M05-67961

Klamath County, Oregon

11/01/2005 09:21:48 AM

Pages 4 Fee: \$36.00

DO NOT WRITE ABOVE THIS LINE – OFFICIAL USE ONLY

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS THAT:

THIS WARRANTY DEED, executed this 4 day of May, 2005,

by first party, Edward K. Grant, Jr. , an individual, ☐ married ☒ unmarried (hereinafter referred to as "Grantor")
whose post office / mailing address is

3931 Green Ave. #3, Los Alamitos, CA 90720

to the second parties, Patrick D. Dugan and Margaret M. Dugan, Husband and Wife, as joint tenants with rights of survivorship (hereinafter referred to as "Grantees") whose post office / mailing address is

6152 Nutwood Circle, Huntington Beach, CA 92647.

WITNESSETH, That the first party, for good consideration and for the sum of

Five Thousand and 00/100 Dollars (\$5,000.00)

in hand paid, by the said second parties, and other good and valuable consideration, the receipt of which is hereby acknowledged, does hereby grant, convey and warrant unto the said second parties forever, all the right, title, interest and claim which the said first party has in and to the following described parcel of land, and improvements and appurtenances thereto in the County of Klamath, State of Oregon, free and clear of encumbrances except as specifically set forth herein, to wit: SEE ATTACHED DESCRIPTION OF PROPERTY

Previously referenced as follows: Book 336, Page 173, Document No. 68219, of the Recorder of Klamath County.

THE TOTAL DOLLAR VALUE OF THE CONSIDERATION paid for the property described herein is \$5,000.00.

SUBJECT TO all easements, rights-of-way, mineral reservations of record and protective covenants, if any.

W.D. 8.0.0. NOT TO INCLUDE, any and all gas, oil and minerals, under, on or in any way within the boundaries of the above-described property owned by Grantor, which are hereby reserved by Grantor.

TO HAVE AND TO HOLD same unto Grantees, and unto Grantees' heirs and assigns forever, with all appurtenances thereunto belonging. Grantor, for Grantor and for Grantor's heirs and assigns, executors and administrators, covenants with Grantees and Grantees' heirs and assigns, that Grantor and any other person or persons in Grantor's name and behalf or claiming under Grantor shall not or will not hereafter claim or demand any right or title to the premises or any part thereof, but they and each of them shall be excluded and forever barred therefrom except as herein set forth.

THE PROPERTY BEING CONVEYED:

1. ☒ is not a part of the homestead of Grantor, or

36 ~~PLEASE SIGN EX~~ UNTIL A CHANGE IS REQUESTED, ALL TAX STATEMENTS SHALL BE SENT TO THE FOLLOWING ADDRESS:

PATRICK D. DUGAN
6152 NUTWOOD CIR
HUNTINGTON BEACH, CA 92647

2. ☐ is a part of the homestead of Grantor,
and if Grantor is married, the conveyance is joined by both Husband and Wife with both Husband and Wife
hereby releasing all rights of homestead and dower.

TAXES for tax year 2005 shall: ☐ be prorated between Grantor and Grantees as of the date of execution
☐ be paid by Grantor ☒ be paid by Grantees.

IN WITNESS WHEREOF, The said first party has signed and sealed these presents the day and year first above
written.

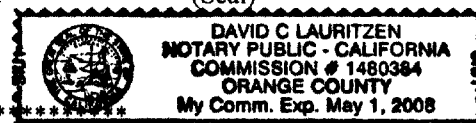
Edward K. Grant, Jr.
Signature of Grantor
Edward K. Grant, Jr.
(Print name of Grantor)

State of California
County of Orange

Signed or attested before me on May 4, 2005 by EDWARD K. GRANT JR.

[Signature]
Signature of Notary
My Commission Expires on 5/1/08

Notary Public
Title and Rank (Seal)



PREPARER

This document, including legal description, prepared/drafted ☐ under the supervision of the following Oregon
attorney **OR** ☐ by a party to this instrument whose name and address appear below.

Signature: _____
Name: _____ Company/Firm: _____
Address: _____
City: _____ State: _____ Zip: _____
Phone: (____) _____

Please return to the preparer, at the address above, after recording

SEND TAX STATEMENTS TO GRANTEEES:

Name(s): Patrick D. & Margaret M. Dugan
Address: 6152 Nutwood Circle
Huntington Beach, CA 92647

**DESCRIPTION OF PROPERTY
FOR WARRANTY DEED DATED**

May 4, 2005

Grantor:Edward K. Grant, Jr.

Grantee: Patrick D. Dugan Grantee: Margaret M. Dugan

TWP 28 RNGE 8, _____

BLOCK SEC 16, _____

TRACT W2SE4NE4SW4,

ACRES 5.00

[illegible]

Grantor: _____

KA

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KNOW ALL MEN BY THESE PRESENTS, That Manning Barber and Beulah Barber, husband and wife

in consideration of Ten Dollars, and other good and valuable considerations, to them paid by Edward K. Grant, Jr., a single man

do hereby grant, bargain, sell and convey unto the said grantee, his heirs and assigns, all the following real property, with the tenements, hereditaments and appurtenances, situated in the County of Klamath and State of Oregon, bounded and described as follows, to-wit:

W 1/2 SE 1/4 NE 1/4 SW 1/4 of Sec. 16, T. 28 S., R. 8 East W.M., containing 5 acres less that portion within the right-of-way of the U.S. Forest Bear Flat Road No. 283. Subject to rights of egress and ingress by the public along the east, south and west lines.



To Have and to Hold the above described and granted premises unto the said grantee, his heirs and assigns forever.

And the grantor do covenant that they are lawfully seized in fee simple of the above granted premises free from all encumbrances, excepting rights-of-way for present road

and that they will and their heirs, executors and administrators, shall warrant and forever defend the above granted premises, and every part and parcel thereof, against the lawful claims and demands of all persons whomsoever.

Witness our hand and seal this 8th day of June 19 61.

Manning Barber (SEAL)
Beulah Barber (SEAL)

STATE OF OREGON,

County of Lane

On this 8th day of June 19 61, before me, the undersigned, a Notary Public in and for said County and State, personally appeared the within named Manning Barber and Beulah Barber, husband and wife who are

known to me to be the identical individuals described in and who executed the within instrument, and acknowledged to me that they executed the same freely and voluntarily.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal the day and year last above written.

Notary Public for Oregon.
my commission expires Sept. 11th, 1963

WARRANTY DEED

Manning Barber
and
Beulah Barber

TO

Edward K. Grant, Jr.

AFTER RECORDING RETURN TO

Edward K. Grant, Jr.
401 N. Brand Blvd.
Glendale 3, Calif

(DON'T USE THIS SPACE: RESERVED FOR RECORDING LABEL IN COUNTIES WHERE USED.)

Fee \$1.50

STATE OF OREGON,

County of Klamath

I certify that the within instrument was received for record on the 15 day of March 19 62, at 2:10 o'clock P.M., and recorded in book 336 on page 173 Record of Deeds of said County.

Witness my hand and seal of County affixed.

Chas. F. DeLap

County Clerk—Recorder.

By Deputy.

Docket No.