

BE

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



W V T SERVICES, INC.  
63 VIA PICO PLAZA #544  
SAN CLEMENTE, CA 92663  
Mr. Sherman B. Ahl  
8243 New York Dr.  
Stockton, CA 95210

Grantee's Name and Address

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

Mr. Sherman B. Ahl  
8243 New York Dr.  
Stockton, CA 95210

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

Mr. Sherman B. Ahl  
8243 New York Dr.  
Stockton, Ca 95210

2011-014076

Klamath County, Oregon



00111703201100140760010016

SPACE RES

12/22/2011 02:30:25 PM

Fee: \$37.00

RECORDER'S USE

Witness my hand and seal of County affixed.

NAME

TITLE

By \_\_\_\_\_, Deputy.

## WARRANTY DEED

KNOW ALL BY THESE PRESENTS that \_\_\_\_\_

hereinafter called grantor, for the consideration hereinafter stated, to grantor paid by \_\_\_\_\_

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 \_\_\_\_\_ County, State of Oregon, described as follows, to-wit:

KLAMATH

LOT 08, BLOCK 117, KLAMATH FALLS FOREST ESTATES, HIGHWAY 66, PLAT 4

KLAMATH COUNTY, OREGON

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE)

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): \_\_\_\_\_

\_\_\_\_\_, 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 \$ 10000.00. <sup>①</sup> However, the actual consideration consists of or includes other property or value given or promised which is ☐ the whole, ☐ part of the (indicate which part is the whole and the balance of the consideration in the space below. If not applicable, should be deleted - see ORS 92.027.)

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 \_\_\_\_\_, 12-20-2011; 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.

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009. THIS INSTRUMENT DOES 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 THAT THE UNIT OF LAND BEING TRANSFERRED IS A LAWFULLY ESTABLISHED LOT OR PARCEL, AS DEFINED IN ORS 92.010 OR 215.010, TO VERIFY THE APPROVED USES OF THE LOT OR PARCEL, TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES, AS DEFINED IN ORS 30.930, AND TO INQUIRE ABOUT THE RIGHTS OF NEIGHBORING PROPERTY OWNERS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009.

William V. Tropp, President

STATE OF ~~OREGON~~ California County of OrangeThis instrument was acknowledged before me on December 20 2011 ss.

by \_\_\_\_\_

This instrument was acknowledged before me on 12-20-2011by William V. Troppas WVT Services Inc, Presidentof WVT Services IncNotary Public for CaliforniaMy commission expires 3-18-15

American Title Ins. Co. has recorded this instrument by request as an accommodation only and has not examined it for regularity and sufficiency as to its effect upon the title to any real property herein described therein.