

2012-002034

Klamath County, Oregon



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02/27/2012 08:38:05 AM

Fee: \$42.00

This document prepared by (and after  
recording return to):

Name: Laurie Hanna  
Address: 32648 Ashley Lake Road  
City, State, Zip Saint Ignatius MT 59865

Name: Bernard D Pass  
Address: 56708 Pepe Lane  
City, State, Zip Saint Ignatius mt  
59865

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

32648 Ashley Lake Road  
Saint Ignatius, Montana 59865

Escrow No.

Title No.

-----Above This Line Reserved For Official Use Only-----

**WARRANTY DEED**  
(Individual to Individual)

**KNOW ALL MEN BY THESE PRESENTS THAT:**

FOR VALUABLE CONSIDERATION OF TEN DOLLARS (\$10.00), and other good and valuable consideration, cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, **Bernard D. Pass**, an individual, unmarried, hereinafter referred to as "Grantor", does hereby grant, bargain, sell, convey, and warrant unto **Laurie Hanna**, an individual, unmarried, hereinafter "Grantee", the following lands and property, together with all improvements located thereon, lying in the County of Klamath, State of Oregon, to-wit:

Lot 8, Block 21, KLAMATH FOREST ESTATES, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Klamath County Tax Account #3510-013CO-00200.

LESS AND EXCEPT all oil, gas and minerals, on and under the above described property owned by Grantor, if any, which are reserved by Grantor.

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

TO HAVE AND TO HOLD same unto Grantee, and unto Grantee's heirs and assigns forever, with all appurtenances thereunto belonging.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$0.

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

GRANTOR does for Grantor and Grantor's heirs, personal representatives, executors and assigns forever hereby covenant with GRANTEE that Grantor is lawfully seized in fee simple of said premises; that the premises are free from all encumbrances, unless otherwise noted above; that Grantor has a good right to sell and convey the same as aforesaid; and to forever warrant and defend the title to the said lands against all claims whatever.

The property herein conveyed is not a part of the homestead of Grantor.

The true consideration for this conveyance is \$0.

WITNESS Grantor(s) hand(s) this the 14<sup>th</sup> day of AUGUST, 2008.

  
\_\_\_\_\_  
Grantor  
Bernard D. Pass

State of California  
County of SAN BERNARDINO

On AUGUST 14, 2008 before me, (D.A. PASSIERI, NOTARY PUBLIC), personally appeared Bernard D. Pass (here insert name and title of the officer),

who 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.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature  (Seal)



Grantor(s) Name, Address, phone:

Bernard D. Pass

951-805-2048

Grantee(s) Name, Address, phone:

Laurie Hanna  
5349 Moonshadow Street  
Simi Valley, CA 93063