

2015-002704

Klamath County, Oregon



00166937201500027040020022

03/27/2015 10:38:43 AM

Fee: \$47.00

General Warranty Deed

THIS DEED, made and entered into the 27 day of March 2015 by Cheryl Boje as GRANTOR (S), party or parties of the first part and ~~Marie~~ Elizabeth Manning-Pauc, as GRANTEE(S), party or parties of the second part. *Marie*

GRANTEES MAILING ADDRESS: 18472 Lone Star Lane, College Station, TX 77845

WITNESSETH, that the said party or parties of the first part, for and in the consideration of the sum of \$7500 and other valuable considerations paid by the said party or parties of the second part, the receipt of which is hereby acknowledged, does or do by these presents GRANT, BARGAIN AND SELL, CONVEY AND CONFIRM unto the said party or parties of the second part, the following described REAL ESTATE, situated in the **COUNTY OF KLAMATH** and STATE OF OREGON, to wit:

Lot 15, Block 97, KLAMATH FALLS FOREST ESTATES HIGHWAY 66 UNIT, PLAT NO. 4. as recorded in the Klamath County, Oregon.

Assessor's Parcel #R-3711-027-A0-02100-000.

SUBJECT TO EASEMENTS, RESTRICTIONS, RESERVATIONS, AND COVENANTS OF RECORD, IF ANY.

TO HAVE AND TO HOLD the premises aforesaid, with all the singular the rights, privileges, appurtenances and immunities thereto, belonging or in anywise appertaining, unto the said party of the second part, and unto his heirs and assigns forever, the said grantor hereby covenanting that they are lawfully seized of an indefeasible estate in the fee of the premises herein conveyed; that they have good right to convey the same; that the premises are free and clear of any encumbrances done or suffered by them or those under whom they claim and that will will Warrant and Defend the title of the said premises unto the said party of the second part and unto his heirs and assigns forever, against the lawful claims and demand of the persons whomever except as herein before stated, and except for the lien of taxes, both general and special.

After recording and taxes please send to:

Marie
Marie Elizabeth Manning-Pauc
18472 Lone Star Lane
College Station, TX 77845

WORDS and phrases herein, including acknowledgement hereof, shall be construed as in the singular or plural number, and as masculine or feminine gender, according to context.

IN WITNESS WHEREOF, the said parties of the first part have hereunto set their hands the day and the year first above written.

Cheryl Boje
CHERYL BOJE

State of: Oregon

County of: Klamath

On this 27th day of March 2015, before me personally appeared Cheryl Boje, to me know to be the person described in and who is executed the foregoing instrument and acknowledgement that they executed that same as their free act and deed.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal at my office seal at my office in Klamath Falls, Oregon the day and the year first above written.

Deborah Torrie
Notary Public

My Commission expires: August 20th 2017

