

**RECORDING COVER SHEET**

ORS 205.234

This cover sheet has been prepared by:

**2016-007679****Klamath County, Oregon****07/20/2016 01:20:27 PM****Fee: \$52.00**

Any error in this cover sheet DOES NOT affect the transaction(s) contained in the instrument itself.

Reference: 11:37 AM

Please print or type information.

**1 AFTER RECORDING RETURN TO –**

Required by ORS 205.180(4) &amp; 205.238:

Name: AmeriTitleAddress: 300 Klamath Ave.City, ST Zip: Klamath Falls, OR 97601

This document is being re-recorded at the request of AmeriTitle to correct the legal description on document previously recorded as M74-09251.

**2 TITLE(S) OF THE TRANSACTION(S) – Required by ORS 205.234(1)(a)**

Note: "Transaction" means any action required or permitted by law to be recorded, including, but not limited to, any transfer, encumbrance or release affecting title to or an interest in real property. Enter descriptive title for the instrument:

Document Title(s): Warranty Deed**3 DIRECT PARTY / GRANTOR Names and Addresses – Required by ORS 205.234(1)(b)**

for Conveyances list Seller; for Mortgages/Liens list Borrower/Debtor

Grantor Name: Carsel Development Co. and Edsel Development Co., corporations  
Address not provided on original recorded document.

Grantor Name: \_\_\_\_\_

**4 INDIRECT PARTY / GRANTEE Names and Addresses – Required by ORS 205.234(1)(b)**

for Conveyances list Buyer; for Mortgages/Liens list Beneficiary/Lender/Creditor

Grantee Name: James G. Mac Kenzie and Else Mac Kenzie, as tenants by the entireties  
3301 Big Sky Dr., Thousand Oaks, CA 91360

Grantee Name: \_\_\_\_\_

**5 For an instrument conveying or contracting to convey fee title, the information required by ORS 93.260:****UNTIL A CHANGE IS REQUESTED, ALL TAX STATEMENTS SHALL BE SENT TO THE FOLLOWING ADDRESS:**Name: NO CHANGE

Address: \_\_\_\_\_

City, ST Zip: \_\_\_\_\_

**6 TRUE AND ACTUAL CONSIDERATION – Required by ORS 93.030 for an instrument conveying or contracting to convey fee title or any memorandum of such instrument:**\$ 895.00**7 TAX ACCOUNT NUMBER OF THE PROPERTY if the instrument creates a lien or other interest that could be subject to tax foreclosure. – Required by ORS 312.125(4)(b)(B)**Tax Acct. No.: N/A

KNOW ALL MEN BY THESE PRESENTS, That Carse Development Co. and Edsel Development Co., corporations duly organized and existing under the laws of the State of Oregon, hereinafter called the grantor, in consideration of

EIGHT HUNDRED AND NINETY FIVE AND NO/100 Dollars

ALL CASH

to grantor paid by James G. Mac Kenzie and Ilse Mac Kenzie as tenants by the entireties hereinafter called the grantee, does hereby grant, bargain, sell and convey unto the said grantee and grantee's successors, heirs and assigns, that certain real property with the tenements, hereditaments and appurtenances thereto belonging or appertaining, situated in the State of Oregon and the county of Klamath, described as follows, to-wit:

Lot (s) 20 Block 14  
First Addition to Klamath Forest Estates  
as recorded in Klamath County, Oregon

and also subject to all conditions, restrictions, reservations, easements, exceptions, rights and/or rights of way affecting said property.

TO HAVE AND TO HOLD the above described granted premises unto the said grantee and grantee's successors, heirs and assigns forever.

And said grantor hereby covenants to and with said grantee and grantee's successors, heirs and assigns, that grantor is lawfully seized in fee simple of the above granted premises, free from all encumbrances and that grantor will and grantor's successors 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.

In construing this deed and where the context so requires, the singular includes the plural.

The foregoing recitation of consideration is true as I verily believe.

Done by order of the grantor's respective board of directors, with their respective corporate seals attached, this 27th day of June, 1974

By Carse Development Co.  
By Paul Lazaris, Vice-President

STATE OF CALIFORNIA, County of Los Angeles ) ss.  
June 27, 1974

Personally appeared Paul Lazaris

who being duly sworn, did say that he is the Vice President of Carse Development Co., a corporation, and that the seal affixed to the foregoing instrument is the corporate seal of said corporation and that said instrument was signed and sealed on behalf of said corporation by authority of its board of directors; and he acknowledged said instrument to be its voluntary act and deed.

Before me:

DANA S. FURRA  
Notary Public for California  
My commission expires 1978

Klamath Falls Forest Estates

By Edsel Development Co.  
By Bernard L. Olafson, Vice-President

STATE OF CALIFORNIA, County of Los Angeles ) ss.  
June 27, 1974

Personally appeared Bernard L. Olafson

who being duly sworn, did say that he is the Vice President of Edsel Development Co., a corporation, and that the seal affixed to the foregoing instrument is the corporate seal of said corporation and that said instrument was signed and sealed on behalf of said corporation by authority of its board of directors; and he acknowledged said instrument to be its voluntary act and deed.

Before me:

DANA S. FURRA  
Notary Public for California  
My commission expires 1978

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

James G. Mac Kenzie

Ilse Mac Kenzie

TO

3301 Big Sky Drive

Thousand Oaks, California 91360

AFTER RECORDING RETURN TO

Computer Credit Control

1801 Century Park West

Los Angeles, California 90067

(DON'T USE THIS  
SPACE, RESERVED  
FOR RECORDING  
LABEL IN COUN-  
TIES WHERE  
USED.)

Fee \$2.00

STATE OF OREGON,

County of Klamath

I certify that the within instrument  
was received for record on the 30th  
day of July, 1974  
at 8:59 o'clock AM, and recorded  
in book M-74 on page 9251  
Record of Deeds of said County.  
Witness my hand and seal of  
County affixed.

Wm. D. Milne

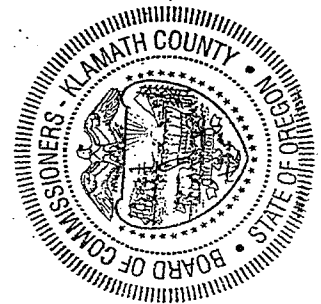
County Clerk-Recorder.

By Diana Harris  
Deputy.

STATE OF OREGON)  
County of Klamath)

I CERTIFY that this is a true and correct  
copy of a document in the possession  
of the Klamath County Clerk.

Dated: July 12, 2016  
LINDA SMITH, Klamath County Clerk  
By: Diana Harris Deputy



Lot 20, Block 14, KLAMATH FOREST ESTATES, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

KNOW ALL MEN BY THESE PRESENTS, That Carse Development Co. and Edsel Development Co., corporations duly organized and existing under the laws of the State of Oregon, hereinafter called the grantor, in consideration of.....  
**EIGHT HUNDRED AND NINETY FIVE AND NO/100-----Dollars**

**ALL CASH**

to grantor paid by James G. Mac Kenzie and Ilse Mac Kenzie as tenants by the entireties hereinafter called the grantee, does hereby grant, bargain, sell and convey unto the said grantee and grantee's successors, heirs and assigns, that certain real property with the tenements, hereditaments and appurtenances thereunto belonging or appertaining, situated in the State of Oregon and the county of Klamath, described as follows, to wit:

Lot (s) 20, Block 14,  
 First Addition to Klamath Forest Estates

as recorded in Klamath County, Oregon

and also subject to all conditions, restrictions, reservations, easements, exceptions, rights and/or rights of way affecting said property.

TO HAVE AND TO HOLD the above described granted premises unto the said grantee and grantee's successors, heirs and assigns forever.

And said grantor hereby covenants to and with said grantee and grantee's successors, heirs and assigns, that grantor is lawfully seized in fee simple of the above granted premises, free from all encumbrances and that grantor will and grantor's successors 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.

In construing this deed and where the context so requires, the singular includes the plural.  
 The foregoing recitation of consideration is true as I verily believe.

Done by order of the grantor's respective board of directors, with their respective corporate seals attached, this 27th day of June, 1974.

Klamath Falls Forest Estates

By Carse Development Co.  
 By Paul Lazaris, Vice-President

STATE OF CALIFORNIA, County of Los Angeles ss.  
 June 27, 1974  
 Personally appeared Paul Lazaris

who being duly sworn, did say that he is the Vice President of Carse Development Co., a corporation, and that the seal affixed to the foregoing instrument is the corporate seal of said corporation and that said instrument was signed and sealed on behalf of said corporation by authority of its board of directors; and he acknowledged said instrument to be its voluntary act and deed.

Before me: DANA S. FURRA  
 Notary Public for California, LOS ANGELES COUNTY  
 My commission expires 12/31/78

By Edsel Development Co.  
Bernard L. Olafson, Vice-President

STATE OF CALIFORNIA, County of Los Angeles ss.  
 June 27, 1974  
 Personally appeared Bernard L. Olafson

who being duly sworn, did say that he is the Vice President of Edsel Development Co., a corporation, and that the seal affixed to the foregoing instrument is the corporate seal of said corporation and that said instrument was signed and sealed on behalf of said corporation by authority of its board of directors; and he acknowledged said instrument to be its voluntary act and deed.

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AFTER RECORDING RETURN TO  
Computer Credit Control  
1801 Century Park West  
Los Angeles, California 90067

(DON'T USE THIS  
 SPACE, RESERVED  
 FOR RECORDING  
 LABEL IN COUN-  
 TIES WHERE  
 USED.)

Fee \$2.00

STATE OF OREGON,

County of Klamath ss.

I certify that the within instrument was received for record on the 30th day of July, 1974 at 8:50 o'clock AM., and recorded in book M-74 on page 9251

Record of Deeds of said County.

Witness my hand and seal of County affixed.

Wm. D. Milne

County Clerk - Recorder.

By Deanna C. ...  
 Deputy.

STATE OF OREGON)  
 County of Klamath)

I CERTIFY that this is a true and correct copy of a document in the possession of the Klamath County Clerk.

Dated: July 12, 2016  
 LINDA SMITH, Klamath County Clerk

By Paula Harris, Deputy

