

LH 01-4353

MTC-4319

FORM No. 633—WARRANTY DEED (Individual or Corporate).

1-1-74

37710

WARRANTY DEED

STEVENS-NESS LAW PUBLISHING CO., PORTLAND, OR, 97204

Vol. 77 Page 20255

KNOW ALL MEN BY THESE PRESENTS, That DIANE WANNER, husband and wife hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by JOHN ARTHUR JONES and RUTH JONES, husband and wife, hereinafter called the grantee, does hereby grant, bargain, sell and convey unto the said grantee and grantee's heirs, successors and assigns, that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or appertaining, situated in the County of Klamath and State of Oregon, described as follows, to-wit:

Lot 12, Block 3 of THIRD ADDITION TO SUNSET VILLAGE, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE)

To Have and to Hold the same unto the said grantee and grantee's heirs, successors and assigns forever. And said grantor hereby covenants to and with said 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, easements or restrictions of record, common to the area or appert on the face of the land.

grantor will warrant and forever defend the said 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 \$ 48,900.00

In construing this deed and where the context so requires, the singular includes the plural and all grammatical changes shall be implied to make the provisions hereof apply equally to corporations and to individuals.

In Witness Whereof, the grantor has executed this instrument this 4th day of OCTOBER, 1977, if a corporate grantor, it has caused its name to be signed and seal affixed by its officers, duly authorized thereto by order of its board of directors.

Franklin Norbert Wanner AKA Frank N. Wanner
By Coralie D. Wanner
Coralie Diane Wanner
His Attorney in Fact

(If executed by a corporation, affix corporate seal)

STATE OF OREGON,

County of Klamath ss.
OCTOBER 4, 1977

Personally appeared the above named Franklin Norbert Wanner and Coralie Diane Wanner

and acknowledged the foregoing instrument to be their voluntary act and deed.

Before me: [Signature]
(OFFICIAL SEAL)

Notary Public for Oregon
My commission expires: 11-12-78

STATE OF OREGON, County of ss.

Personally appeared who, being duly sworn, each for himself and not one for the other, did say that the former is the president and that the latter is the secretary of

and that the seal affixed to the foregoing instrument is the corporate seal of said corporation and that said instrument was signed and sealed in behalf of said corporation by authority of its board of directors; and each of them acknowledged said instrument to be its voluntary act and deed.

Before me: [Signature]
(OFFICIAL SEAL)
Notary Public for Oregon
My commission expires:

Franklin N. Wanner and Coralie D. Wanner
6010 Harland Drive
Klamath Falls, Oregon 97601
GRANTOR'S NAME AND ADDRESS

John A. Jones and Ruth Jones
GRANTEE'S NAME AND ADDRESS

After recording return to:
SHASTA BRANCH, Klamath Falls, Oregon
SAVINGS & LOAN ASSOCIATION

NAME, ADDRESS, ZIP

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

SHASTA BRANCH, Klamath Falls, Oregon
SAVINGS & LOAN ASSOCIATION

NAME, ADDRESS, ZIP

STATE OF OREGON,

County of ss.

I certify that the within instrument was received for record on the day of 1977, at o'clock M., and recorded in book on page or as file/reel number. Record of Deeds of said county. Witness my hand and seal of County affixed.

By Recording Officer
Deputy

SPACE RESERVED FOR RECORDER'S USE

20226

ATTORNEY IN FACT
State of Oregon)
County of Klamath) ss.

October 4, 1977

Personally appeared Coralie D. Wanner, who, being duly sworn, did say that she is attorney in fact for Franklin Norbert Wanner, also known as Frank N. Wanner and that she executed the foregoing instrument by authority of and in behalf of said principal; and that she acknowledged said instrument to be the act and deed of said principal.

Before Me

Eric W. Brown
Notary Public for Oregon
My commission expires: 11-12-78

STATE OF OREGON; COUNTY OF KLAMATH; ss.
Filed for record at ~~xxxx~~ of _____
his 21st day of October _____ A. D. 19 77 at 9:45 o'clock A. M., and
tuly recorded in Vol. M77, of _____ Deeds _____ on Page 20225

Wm D. MILNE, County Clerk
By *Berntha H. Litch*

Fee \$6.00