

62949

WARRANTY DEED

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KNOW ALL MEN BY THESE PRESENTS, That VERA J. NELSON,

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by EMMA SHIRLENE WEGNER

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:

Lots 7 and 8 in Block 17 of SECOND ADDITION TO RIVER PINE ESTATES, Tract #1061, according to the official plat thereof on file in the Office of the Clerk of Klamath County, Oregon.

SUBJECT TO reservations and restrictions as contained in Plat Dedication including building setback lines and street reservations, together with all covenants, conditions, easements and restrictions of record.

(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 as hereinabove set forth,

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 \$ 60,000.00

the whole consideration consists of the sum of Sixty Thousand Dollars (\$60,000.00) and no other consideration.

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 _____ day of _____, 19____; 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.

(If executed by a corporation, affix corporate seal)

STATE OF OREGON

County of Deschutes

February 6, 1979

Personally appeared the above named VERA J. NELSON

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

Before me:

(OFFICIAL SEAL)

Notary Public for Oregon

My commission expires: 11/6/79

VERA J. NELSON

STATE OF OREGON, County of _____) ss.

Personally appeared _____, 19____, and

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:

(OFFICIAL SEAL)

Notary Public for Oregon

My commission expires:

Vera J. Nelson

Star Route 1, Hackett Drive

LaPine, Oregon 97739

GRANTOR'S NAME AND ADDRESS

Emma Shirlene Wegner

Star Route 1, Hackett Drive

LaPine, Oregon 97739

GRANTEE'S NAME AND ADDRESS

After recording return to:

Sutton Financial Corp.

145 N.E. Revere Ave.

Bend, Oregon 97701

NAME, ADDRESS, ZIP

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

Emma Shirlene Wegner

Star Route 1, Hackett Drive

LaPine, Oregon 97739

NAME, ADDRESS, ZIP

STATE OF OREGON,

County of Klamath

I certify that the within instrument was received for record on the 23 day of Feb., 1979,

at 12:03 o'clock P.M., and recorded in book M79 on page 4103 or as file/reel number 62949

Record of Deeds of said county.

Witness my hand and seal of County affixed.

Wm. D. Milne

By Bernetha D. Smith Deputy Recording Officer

Fee:\$3.00

SPACE RESERVED FOR RECORDER'S USE

979 FEB 23 PM 12 03