

72986

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That CURTIS B. DANNING, Trustee in Bankruptcy for GUIDO CAPORUSCIO hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by ALBERT A. BUSS a married man, as his sole and separate property, 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:

Block 27, Lot 31, 4th Addition to Nimrod River Park.

[This Deed is executed pursuant to an Order Confirming Sale of Real Property, entered May 11, 1979 in the Matter of Guido Caporuscio, Bankrupt, Case No. 78-12227-WL, in the United States District Court, for the Central District of California].

(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

and that 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 \$ 900.00. However, the actual consideration consists of or includes other property or value given or promised which is the whole part of the consideration (indicate which). (The sentence between the symbols ①, if not applicable, should be deleted. See ORS 93.030.)

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 31st day of July, 1979; 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)

Curtis B. Danning, Trustee

STATE OF ~~OREGON~~ California)
County of Los Angeles } ss.
July 31, 1979.

Personally appeared the above named Curtis B. Danning, Trustee in Bankruptcy for Guido Caporuscio

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

Before me: Lorraine M. Cooper

Notary Public for ~~OREGON~~ California
My commission expires: 2-17-81

STATE OF OREGON, County of _____) ss.
_____, 19____.

Personally appeared _____ and

_____, 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 _____

_____, 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 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:

Curtis B. Danning, Trustee
15233 Ventura Blvd., #300
Sherman Oaks, CA 91403

GRANTOR'S NAME AND ADDRESS

Albert A. Buss
3487 Indian Mesa Drive
Thousand Oaks, CA 91360

GRANTEE'S NAME AND ADDRESS

After recording return to:

Albert A. Buss
3487 Indian Mesa Drive,
Thousand Oaks, Ca. 91360

NAME, ADDRESS, ZIP

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

Albert A. Buss
3487 Indian Mesa Drive,
Thousand Oaks, Ca. 91360

NAME, ADDRESS, ZIP

STATE OF OREGON,) ss.

County of Klamath

I certify that the within instrument was received for record on the 27th day of August, 1979, at 3:37 o'clock P.M., and recorded in book M79 on page 20364 or as file/reel number 72986, Record of Deeds of said county.

Witness my hand and seal of County affixed.

Wm. D. Milne

By *[Signature]* Recording Officer
Deputy

Fee \$3.50

SPACE RESERVED
FOR
RECORDER'S USE