

WARRANTY DEED

28804

K-36488

This Indenture Witnesseth,

THAT DALE L. THORNTON

Vol. M83 Page 16660

has bargained and sold, and by these presents does grant, bargain, sell and convey unto HERBERT C. WAGNER and JOYCE M. WAGNER, husband and wife, Grantees, their heirs and assigns, the following described premises, situated in Klamath County, Oregon, to-wit:

Lot 4 of Villa St. Clair, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon;
Subject to: Rules, regulations, reservations, easements and rights of way of record and those apparent on the land. Also Subject to real property taxes for the year 1983-84 which are now a lien but not yet payable; Also Subject to the Note and Trust Deed recorded in Vol. M-79 at page 25423 of the records of Klamath County, Oregon, in favor of Klamath First Federal Savings & Loan Association which Grantees agree to pay and perform and hold Grantor harmless from.

The true and actual consideration for this transfer is \$38,296.00

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

TO HAVE AND TO HOLD the said premises with their appurtenances unto the said grantees their heirs and assigns forever. And the said grantor does hereby covenant to and with the said grantees, their heirs and assigns, that Grantor is the owner in fee simple of said premises; that they are free from all incumbrances, except those set forth above and that he will warrant and defend the same from all lawful claims whatsoever, except those above set forth.

IN WITNESS WHEREOF, Grantor has hereunto set his hand and seal this 25th day of September 19 83.

Dale L. Thornton
Dale L. Thornton (SEAL)

Idaho, County of *Idaho* ss. *September 19*, 1983.
Personally appeared the above named Dale L. Thornton and acknowledged the foregoing instrument to be his voluntary act and deed.

Before me:

[Signature]
Notary Public for *Idaho*
My commission expires *3/8/84*

After recording return to:

Same as below

Until a change is requested, all tax statements shall be sent to the following name and address:

Mr. and Mrs. Herbert C. Wagner
1919 Manzanita
Klamath Falls, OR 97601

STATE OF OREGON,

County of Klamath

ss.

I certify that the within instrument was received for record on the 28th day of September, 1983, at 1:04 o'clock P. M., and recorded in book M-83 on page 16660 Record of Deeds of said County.

Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk

County Clerk-Recorder

Fee: \$4.00

By *LAM Smith*

Deputy