

09/2707

11-37242

FORM No. 632—WARRANTY DEED (Individual or Corporate)

1-1-74

WARRANTY DEED

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

40584

Vol. 178 Page 14960

KNOW ALL MEN BY THESE PRESENTS, That JAMES PATTON, as tenants in common, hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by WAYNE HORTON and SHIRLEY Y. HORTON, husband and wife, 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:

North half of Lot 62, FAIR ACRES SUBDIVISION NO. 1, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, SAVING AND EXCEPTING that portion deeded to Klamath County for the widening of Homedale Road, in Deed Volume 349, Page 511, records of Klamath County, Oregon. SUBJECT TO: (1) 1984-85 real property taxes which are now a lien but not yet due and payable. (2) Acreage and use limitations under provisions of United States Statutes and regulations issued thereunder. (3) Liens and assessments of Klamath Project and Enterprise Irrigation District, and regulations, easements, contracts and water and irrigation rights in connection therewith. (4) Rules, regulations and assessments of South Suburban Sanitary District. (5) Reservations in that certain deed from Walter T. Smith, et al, to Ruth Klinkhammer, and State of Oregon, described as follows, to-wit:

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 herein stated,

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 \$ None. ~~THE GRANTOR HAS RECEIVED OF THE GRANTEE THE SUM OF \$100.00 IN FULL PAYMENT OF THE CONSIDERATION HEREIN STATED.~~

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 28 day of August, 1984, 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, } ss.

County of Klamath

Aug 28, 1984

Personally appeared the above named WAYNE HORTON

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

Before me:

Notary Public for Oregon

My commission expires

6-16-88

Notary Public for Oregon

My commission expires

STATE OF OREGON, County of

Personally appeared

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.

(OFFICIAL SEAL)

GRANTOR'S NAME AND ADDRESS

GRANTEE'S NAME AND ADDRESS

After recording return to:

Klamath 1st Fed

540 Main

Klamath Falls, OR 97601

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

WAYNE HORTON and SHIRLEY Y. HORTON

1011 Carlyle

Klamath Falls, Oregon 97601

STATE OF OREGON, } ss.

I certify that the within instrument was received for record on the day of 1984 at o'clock M, and recorded in book/reel/volume No. on page or as document/fee/tile/instrument/microfilm No. Record of Deeds of said county.

Witness my hand and seal of County affixed.

NAME

TITLE

Deputy

(DESCRIPTION CONTINUED:) dated April 12, 1930, recorded July 7, 1930, in Volume 110, Page 453, Deeds. **14901**

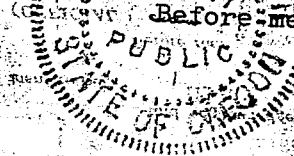
THIS INSTRUMENT DOES NOT GUARANTEE THAT ANY PARTICULAR USE MAY BE MADE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT. A BUYER SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USES.

STATE OF OREGON

County of Klamath

ss. Aug. 23, 1984

Personally appeared the above-named JAMES PATTON and acknowledged the foregoing instrument to be his voluntary act and deed.



NOTARY PUBLIC FOR OREGON

My commission expires June 27, 85

STATE OF Oregon

County of Curry

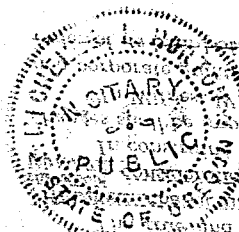
ss. 8/21, 1984

Personally appeared the above-named DONALD W. HORTON and acknowledged the foregoing instrument to be his voluntary act and deed.

Before me:

Michelle Horton  
NOTARY PUBLIC FOR Oregon

My commission expires 7/31/87



STATE OF OREGON,  
County of Klamath )

Filed for record at request of

\$2.000.00

on this 28 day of August A.D. 19 84

at 3:27 o'clock P M. and duly

recorded in Vol. M84 of Deeds

page 14900

EVELYN BIEHN, County Clerk

By Kim Smith Deputy

Fee 8.00

...and the County of Klamath, Oregon, do hereby certify that the foregoing instrument was duly recorded in the office of the County Clerk of Klamath County, Oregon, on the 28th day of August, 1984, at 3:27 o'clock P.M., and duly recorded in Volume M84 of Deeds, page 14900. The fee for recording this instrument is \$8.00. Witness my hand and the seal of the County of Klamath, Oregon, this 28th day of August, 1984.