

52940

WTC-15344

WARRANTY DEED

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KNOW ALL MEN BY THESE PRESENTS, That

BORG WARNER ACCEPTANCE CORPORATION

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by LARRY S. BANNER and MARTHA E. BANNER, 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 Falls and State of Oregon, described as follows, to-wit:

Lot 30, Block 5, LATAKOMIE SHORES, according to the Official Plat thereof, on file in the office of the County Clerk of Klamath County, Oregon.

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

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 \$ 2,000.00. However, the actual consideration consists of lot includes other property or interest in real estate which is part of the consideration (indicate which) (The sentence between the symbols of / is not applicable, should be deleted.)

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 6th day of August, 1985; 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)

BORG WARNER ACCEPTANCE CORPORATION

by: Leonard F. Buchan

STATE OF OREGON,

County of ss. 19

Personally appeared the above named

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

Before me:

(OFFICIAL SEAL)

Notary Public for Oregon
My commission expires:

California

STATE OF OREGON, County of Orange ss. August 23, 1985

Personally appeared Leonard F. Buchan

and who, being duly sworn, did say that the former is the president and that the latter is the secretary of Borg Warner Acceptance Corporation, 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: Margaret M. Robertson
Notary Public for California
My commission expires:



OFFICIAL SEAL
MARGARET M. ROBERTSON
NOTARY PUBLIC - CALIFORNIA
ORANGE COUNTY
My comm. expires MAR 27, 1989

Borg Warner Acceptance Corporation
20 Corporate Plaza Drive
Newport Beach, Ca 92660

GRANTOR'S NAME AND ADDRESS

Larry S. Banner & Martha E. Banner
14451 Morning Glory Road
Tustin, Ca 92680

GRANTEE'S NAME AND ADDRESS

Address Above of Grantee

NAME, ADDRESS, ZIP

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

NAME, ADDRESS, ZIP

SPACE RESERVED FOR RECORDER'S USE

STATE OF OREGON,

County of Klamath ss.

I certify that the within instrument was received for record on the 6th day of September, 1985, at 3:50 o'clock P.M., and recorded in book/reel/volume No. M85 on page 14335 or as document/fee/file/instrument/microfilm No. 52940. Record of Deeds of said county.

Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk

By Pam Smith Deputy

Fee: \$5.00