

59558

WARRANTY DEED

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KNOW ALL MEN BY THESE PRESENTS, That **Henri A. Nerbonne and Beverly J. Nerbonne, husband and wife**

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by **James A. Ito, a single man, and James E. Fleming, a single man, each as to one-third interest in and Henri A. Nerbonne and Beverly J. Nerbonne, as an undivided one-third interest and Henri A. Nerbonne and Beverly J. Nerbonne, as 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:**

The SE 1/4 of the SW 1/4 and the SW 1/4 of the SE 1/4 of Section 18, Township 38 South, Range 11 East of the Willamette Meridian Klamath County, Oregon.

***Husband and Wife as to a 1/3 interest.

(IF SPACE IS 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 noted of record as of the date of this deed and those apparent upon the land, if any, as of the date of this deed,

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 \$ **10,000.00**

However, the actual consideration consists of or includes other property or value given or promised which is the actual consideration (indicate which) (The sentence between the symbols (), 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 **15** day of **March**, 19**76**; 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 corporate firm, add a corporate seal)

STATE OF OREGON,

County of **Klamath**
March **15**, 19 **76**

Personally appeared the above named **Henri A. Nerbonne and Beverly J. Nerbonne, husband and wife**

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

Notary Public for Oregon

My commission expires: **Sept 29, 1978**

STATE OF OREGON, County of _____) ss.

Personally appeared _____, 19____

_____ 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:

STATE OF OREGON,

County of **Klamath**) ss.

I certify that the within instrument was received for record on the **26th** day of **March**, 19**86**, at **10:25** o'clock A.M., and recorded in book **M86** on page **4956** or as file/reel number **59558**

Record of Deeds of said county.

Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk
Recording Officer

By **P. M. Smith** Deputy

Fee: \$10.00

GRANTOR'S NAME AND ADDRESS:

GRANTEE'S NAME AND ADDRESS:

After recording return to:

Henri and Beverly Nerbonne
Route 1 Box 784
Bonanza, Oregon 97623

NAME, ADDRESS, ZIP

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

Henri and Beverly Nerbonne
Route 1 Box 784
Bonanza, Oregon 97623

NAME, ADDRESS, ZIP

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