

OK

85924

WARRANTY DEED

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KNOW ALL MEN BY THESE PRESENTS, That Leonard L. Werronen and Diadda J. Werronen hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by Edward G. Tolleson and Charlotte L. Tolleson, 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: Beginning at a point 4360 feet south and 30 feet east of the northwest corner of section 14; thence south 300 feet; thence east 243 feet; thence north 300 feet; thence west 243 feet to the place of beginning, being a portion of lot 28, section 14, Twp. 36 south, range 10 east, willamette meridian, containing 1.67 acres more or less, in Klamath County, Oregon, according to the official plat thereof now on file in the office of the Clerk of Klamath County, Oregon

(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 \$1,560.00. 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 ©, 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 23 day of November, 1987; 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.

THIS INSTRUMENT WILL NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USES.

*Diadda J. Werronen*  
*Leonard L. Werronen*

STATE OF OREGON,  
County of Klamath } ss.  
November 23, 1987

STATE OF OREGON, County of Klamath } ss.  
November 23, 1987

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.

Personally appeared the above named  
Leonard L. Werronen  
Diadda J. Werronen

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

*Bernetha J. Rapp*  
Notary Public for Oregon  
My commission expires: 11/12/91

Notary Public for Oregon  
My commission expires:

(OFFICIAL SEAL)

(If executed by a corporation, affix corporate seal)

Leonard L. & Diadda J. Werronen  
Route 3, Box 229, Klamath Falls  
Oregon. 97601

GRANTOR'S NAME AND ADDRESS

Edward G. & Charlotte L. Tolleson  
1063 E. Howard St.  
Pasadena, Calif 91104

GRANTEE'S NAME AND ADDRESS

Edward G. & Charlotte L. Tolleson  
1063 E. Howard St.  
Pasadena, Calif 91104

NAME, ADDRESS, ZIP

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

Same

NAME, ADDRESS, ZIP

STATE OF OREGON,  
County of Klamath } ss.

I certify that the within instrument was received for record on the 5th day of April, 1988, at 1:32 o'clock p.m., and recorded in book/reel/volume No. M88 on page 4888 or as fee/file/instrument/microfilm/reception No. 85924, Record of Deeds of said county.

Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk  
By *Bernetha J. Rapp* Deputy

SPACE RESERVED FOR RECORDER'S USE

Fee \$10.00

1000 ca