

WARRANTY DEED

Vol. M91 Page 5906

27698

KNOW ALL MEN BY THESE PRESENTS, That JOE BRUNO, MARY BRUNO and MIKE BRUNO

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by JAMES R. SPENCER and STELLA SPENCER, husband and wife, 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:

The N $\frac{1}{2}$ SE $\frac{1}{4}$ of Section 2, Township 35 South, Range 8 East of the Willamette Meridian, 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 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;

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 \$ 32,000.00.
 However, the actual consideration consists of or includes other property or value given or promised which is the whole or 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 21 day of November, 1977; 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)



OFFICIAL SEAL
 MARY J. HARGROVE
 NOTARY PUBLIC — CALIFORNIA
 PRINCIPAL OFFICE IN
 LOS ANGELES COUNTY

CALIFORNIA
 STATE OF OREGON

County of Los Angeles, ss.
 November 21, 1977.

Personally appeared the above named Joe Bruno, Mary Bruno and Mike Bruno

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

Before me: Mary J. Hargrove
 (OFFICIAL SEAL) Notary Public for California
 My commission expires: Dec. 9, 1980

Joe Bruno

Mary Bruno

Mike Bruno

STATE OF OREGON, County of

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:

BRUNO

GRANTOR'S NAME AND ADDRESS

SPENCER

GRANTEE'S NAME AND ADDRESS

After recording return to:

James R. Spencer
 P.O. Box 1810
 Jacksonville, OR 97530
 NAME, ADDRESS, ZIP

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

James R. Spencer
 P.O. Box 1810
 Jacksonville, OR 97530
 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 2nd day of April, 1991, at 1:18 o'clock P.M., and recorded in book M91 on page 5906 or as file/reel number 27698.

Record of Deeds of said county.

Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk
 Recording Officer
 By Paulene Mullender Deputy

Fee 28.00