

31777

mtc 25793

WARRANTY DEED

Vol. 91 Page 13432

KNOW ALL MEN BY THESE PRESENTS, That ROGER D. LORENZINI, JR. and CHRISTI LORENZINI as tenants by the entirety and WANDA G. LORENZINI and HERMAN A. LORENZINI *** hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by DONALD C. BONER and PATRICIA A. BONER, 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, the 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:

***as tenants by the entirety, all not at tenants in common, but with the right of survivorship

SEE LEGAL DESCRIPTION ON REVERSE WHICH IS MADE A PART HEREOF BY THIS REFERENCE

"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."

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 and the above granted premises, free from all encumbrances except all those of record and those apparent to the land 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 \$ 38,500.00

~~THE GRANTOR HEREBY COVENANTS TO AND WITH THE GRANTEE AND GRANTEE'S HEIRS, SUCCESSORS AND ASSIGNS, THAT THE GRANTOR IS LAWFULLY SEIZED IN FEE SIMPLE AND THE ABOVE GRANTED PREMISES, FREE FROM ALL ENCUMBRANCES EXCEPT ALL THOSE OF RECORD AND THOSE APPARENT TO THE LAND AS OF THE DATE OF THIS DEED~~

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 10th day of July, 19 91; 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.

STATE OF OREGON,)
County of Klamath) ss.
July 10, 19 91

ROGER D. LORENZINI, JR. by Christi R. Lorenzini his attorney in fact
CHRISTI LORENZINI

Personally appeared the above named Christi Lorenzini, individually and as attorney in fact for Roger D. Lorenzini, Jr., Wanda G. Lorenzini and Herman A. Lorenzini and acknowledged the foregoing instrument to be her voluntary act and deed.

Wanda G. Lorenzini by Christi R. Lorenzini her attorney in fact
HERMAN A. LORENZINI by Christi R. Lorenzini his attorney in fact

Before me: Nancy McManis
Notary Public for Oregon
My commission expires: 6/8/92

STATE OF OREGON, County of _____) ss.
The foregoing instrument was acknowledged before me this _____, 19 _____, by _____, president, and by _____, secretary of _____

a _____ corporation, on behalf of the corporation.

Notary Public for Oregon _____
My commission expires: _____ (SEAL)

CHRISTI LORENZINI, ET AL

531 3rd St
Yreka, CA 96097

GRANTOR'S NAME AND ADDRESS

DONALD & PATRICIA BONER

5427 Island Dr
Klamath Falls, OR 97603

GRANTEE'S NAME AND ADDRESS

After recording return to:
DONALD & PATRICIA BONER

5427 Island
Klamath Falls, OR 97603

NAME, ADDRESS, ZIP

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

DONALD & PATRICIA BONER

5427 Island
Klamath Falls, OR 97603

NAME, ADDRESS, ZIP

STATE OF OREGON,

ss.

County of _____
I certify that the within instrument was received for record on the _____ day of _____, 19 _____, at _____ o'clock _____ M., and recorded in book _____ on page _____ or as file/reel number _____, Record of Deeds of said county.
Witness my hand and seal of County affixed.

By _____ Recording Officer
Deputy

A tract of land situated in Lot 11, Block 1 of Subdivision of Blocks 2B and 3, Homedale, Klamath County, Oregon, and more particularly described as follows:

Beginning at an iron pin located North 59 degrees 53' West 225.0 feet from the Southeast corner of said Lot 11; thence North 59 degrees 53' West 75.0 feet along the North boundary of Leland Drive to an iron pin; thence North 16 degrees 51' East 104.2 feet to an iron pin; thence South 62 degrees 03' East 65.0 feet to an iron pin; thence South 12 degrees 02' West 109.0 feet, more or less, to the point of beginning. BUT EXCEPTING therefrom the Southerly 5 feet taken by Klamath County for widening Leland Drive as shown by Deed Book 362 at page 561, records of Klamath County, Oregon.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Mountain Title co. the 11th day
of July A.D. 19 91 at 8:34 o'clock A.M. and duly recorded in Vol. M91
of Deeds on Page 13432.

FEE \$33.00

Evelyn Biehn . County Clerk

By Daniel Mulender