

34892

WARRANTY DEED

Anthony M. Wagner and Angela R. Terrell-

KNOW ALL MEN BY THESE PRESENTS, That

Wagner, Husband and Wife

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by \_\_\_\_\_, hereinafter called Jeffrey B. Connor

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:

Lot 13, Block 40, Tract 1164, OREGON SHORES, UNIT 2, FIRST ADDITION, according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon.

## MOUNTAIN TITLE COMPANY

"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 those of record and those apparent upon the land, in 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 \$ 59,000.00. 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 93.039.)

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 26 day of August, 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 KlamathAugust 26, 19 91 ss.

Personally appeared the above named  
Anthony M. Wagner and  
Angela R. Terrell-Wagner

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

Before me:

London J. Fendley  
Notary Public for Oregon  
My commission expires: Oct 20 1991



Anthony M. Wagner  
Angela R. Terrell-Wagner  
King Salmon, Alaska 99613

Jeffrey B. Connor  
P.O. Box 9241  
Klamath Falls, OR 97602

Klamath Justice Center  
340 Main St  
Klamath Falls, OR 97601

Until a change is reported all tax statements shall be sent to the following address:  
Same as above

NAME, ADDRESS &amp; ZIP

Anthony M. Wagner  
Anthony M. Wagner

Angela R. Terrell-Wagner  
Angela R. Terrell-Wagner

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 \_\_\_\_\_ (SEAL)  
My commission expires: \_\_\_\_\_

STATE OF OREGON, ss.

County of Klamath

I certify that the within instrument was  
received for record on the 20th  
day of Sept, 19 91,  
at 2:59 o'clock P.M., and recorded  
in book M91 on page 19049 or as  
file/reel number 34892.

Record of Deeds of said county.  
Witness my hand and seal of County  
affixed.

Evelyn Biehn, County Clerk  
Recording Officer  
By Pauline Muesel Deputy

Fee \$28.00

MOUNTAIN-TITLE-COMPANY

MOUNTAIN-TITLE-COMPANY