

1-1-74

WARRANTY DEED

Vol. M92 Page 4548

41790

KNOW ALL MEN BY THESE PRESENTS, That OLIVER T. THORVILSON and WANDA R.

THORVILSON, husband and wife, hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by LEONARD L. WERRONEN and DIADDA J. WERRONEN, husband and wife, 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: All of Lots 69 and Lot 70, 71 and 72, EXCEPT the West 10 feet of said Lots 70, 71 and 72 in Block 40 of WEST KLAMATH, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

SUBJECT TO: 1977-78 real property taxes which are now a lien, but not yet payable, and all future real property taxes and assessments; reservations, restrictions, easements and rights of way of record, and those apparent on the land; statutory powers, including the power of assessment, of Klamath Irrigation Project and Plevna District Improvement Company.

(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 above set forth

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 \$ 40,000.00. However, the actual consideration consists of or includes other property or value given or promised which is the whole 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 28 day of July, 19 77; 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)

STATE OF OREGON,

County of Klamath

July 28, 19 77.

Personally appeared the above named OLIVER T. THORVILSON and WANDA R. THORVILSON, husband and wife,

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

Before me:

(OFFICIAL SEAL)

Notary Public for Oregon

My commission expires: 9-26-77

STATE OF OREGON, County of) ss.

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 _____

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:

Oliver T. & Wanda R. Thorvilson

GRANTOR'S NAME AND ADDRESS

Leonard L. & Diadda J. Werronen

GRANTEE'S NAME AND ADDRESS

After recording return to:

Leonard L. & Diadda J. Werronen

5125 Weyershausen Rd
Klamath Falls, OR 97601

NAME, ADDRESS, ZIP

STATE OF OREGON,

County of Klamath

I certify that the within instrument was received for record on the 4th day of March, 19 92, at 3:51 o'clock P. M., and recorded in book M92 on page 4548 or as file/reel number 41790.

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

Evelyn Biehn, County Clerk

By Pauline Munkel, Deputy

Fee \$30.00