

43285

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That WAYNE N. HORTON and SHIRLEY Y. HORTON as tenants by the entirety as to an undivided 1/3 interest, and DONALD W. HORTON and MARJORIE I. \*\*\* hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by JAMES C. RENEAU and TINA K. RENEAU, 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:

Lot 5, Block 1, CEDAR SPRINGS, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

\*\*\*HORTON as tenants by the entirety as to an undivided 1/3 interest and JAMES H. PATTON and MARGIE G. PATTON, as tenants by the entirety as to an undivided 1/3 interest.

## 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 all of record and those apparent upon the land, if any, as 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 \$ 10,000.00

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 April day of 19 92; 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.

SEE EXHIBIT "A" FOR SIGNATURES AND NOTARY

STATE OF OREGON, )  
County of \_\_\_\_\_ ) ss.  
\_\_\_\_\_, 19 \_\_\_\_.

Personally appeared the above named \_\_\_\_\_

\_\_\_\_\_ and acknowledged the foregoing instrument to be \_\_\_\_\_ voluntary act and deed.

Before me:

Notary Public for Oregon  
My commission expires:

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:

Wayne Horton, et al

GRANTOR'S NAME AND ADDRESS

James C. Reneau & Tina K. Reneau  
520 Regency Circle  
Vacaville, CA 95687

GRANTEE'S NAME AND ADDRESS

ANY RECORDING FEE? BY:  
SAME AS GRANTEE

NAME, ADDRESS, ZIP

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

SAME AS GRANTEE

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

Wayne N Horton by Shirley Y Horton  
 WAYNE N. HORTON  
 by Shirley Y. Horton attorney in fact

Shirley Y Horton  
 SHIRLEY Y. HORTON

Donald W Horton by Shirley Y Horton  
 DONALD W. HORTON  
 by Shirley Y. Horton attorney in fact

Marjorie I Horton by Shirley Y Horton  
 MARJORIE I. HORTON  
 by Shirley Y. Horton attorney in fact

James H Patton by Shirley Y Horton  
 JAMES H. PATTON  
 by Shirley Y. Horton attorney in fact

Margie G Patton by Shirley Y Horton  
 MARGIE G. PATTON  
 by Shirley Y. Horton attorney in fact

STATE OF OREGON  
 COUNTY OF KLAMATH

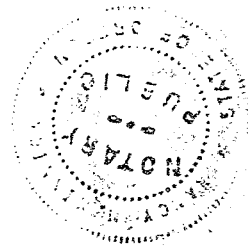
Dated: 4/8, 1992

Personally appeared the above named SHIRLEY Y. HORTON, INDIVIDUALLY &  
 AS ATTORNEY IN FACT FOR WAYNE N. HORTON AND DONALD W. HORTON AND MARJORIE  
 I. HORTON AND JAMES H. PATTON AND MARGIE G. PATTON  
 and acknowledged the foregoing instrument  
 to be HER voluntary act and deed.

BEFORE ME:

Nancy M. Manning  
 NOTARY PUBLIC FOR OREGON

MY COMMISSION EXPIRES: 6/8/92



STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Mountain Title Co. the 9th day  
 of April A.D. 19 92 at 2:51 o'clock P M., and duly recorded in Vol. 492  
 of Deeds on Page 7440

FEE \$35.00

Evelyn Biehn County Clerk  
 By Paulene Mullenbarger