

53933 92 NOV 13 PM 2 31

## WARRANTY DEED

Volume Page 27060

KNOW ALL MEN BY THESE PRESENTS, That  
Refugio S. Thornton

Refugio S. Cone aka

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by Russell S. Wearner

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:

Lots 13, 14, 15 and 16 in Block 28, SECOND ADDITION TO THE CITY OF KLAMATH FALLS, Klamath County, Oregon.

Subject, however, to the following:

1. Taxes for the year 1977-78 are now a lien but not yet payable.

MOUNTAIN TITLE COMPANY, has recorded this instrument by request as an accommodation only, and has not examined it for regularity and sufficiency or as to its effect upon the title to any real property that may be described therein.

(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;

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 \$14,000.00. 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 15th day of September, 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)

Refugio S. Thornton Cone  
Refugio S. Cone, aka  
Refugio S. Thornton

STATE OF OREGON,  
County of Klamath  
September 15th, 1977

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 \_\_\_\_\_, 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.

Personally appeared the above named  
Refugio S. Cone, aka Refugio S. Thornton

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

Before me:  
(OFFICIAL SEAL) Kathy R. Mallama

Notary Public for Oregon  
My commission expires: 6-13-80

Notary Public for Oregon  
My commission expires:

Refugio Cone

GRANTOR'S NAME AND ADDRESS  
ALEXIA HARDT, Personal Rep  
for Russell Wearner  
535 Laguna Klamath Falls OR

GRANTEE'S NAME AND ADDRESS  
ALEXIA HARDT, Personal Rep.  
535 Laguna  
Klamath Falls OR 97601

NAME, ADDRESS, ZIP  
Until a change is requested all tax statements shall be sent to the following address.  
FIRST CHOICE - CLIENTS  
1213 Main St  
Klamath Falls, OR 97600

STATE OF OREGON,  
County of Klamath ss.  
I certify that the within instrument was received for record on the 13th day of Nov., 1972, at 2:31 o'clock P.M., and recorded in book M92 on page 27060 or as file/rec'd number 53933, Record of Deeds of said county. Witness my hand and seal of County affixed.

Evalyn Biehn, County Clerk  
Recording Officer  
By Pauline Mueller, Deputy

Fee \$30.00