

54160

## WARRANTY DEED

MTL 28875-KR

Vol. m92 Page 27507

KNOW ALL MEN BY THESE PRESENTS, That  
THOMAS HUNTER

THOMAS HAMPTON

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by FRANCIS DARWIN RUSSELL and SONJA SUE RUSSELL, 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:

Parcel 2 of Land Partition 53-92 being a portion of the SE1/4 SE1/4 of Section 3, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon.

*"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.*

record and those apparent upon the land, if any, as the date of this deed <sup>except those of</sup>  
*grantor will warrant and forever defend the said premises and every part and parcel thereof against the lawful claims* <sup>and that</sup>  
*and demands of all persons whomsoever, except those claiming under the above described encumbrances.*  
*The true and actual consideration paid for this tract of land is \$100.00*

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ 12,000.00

In Witness Whereof, the grantor has executed this instrument this 18<sup>th</sup> day of November, 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.

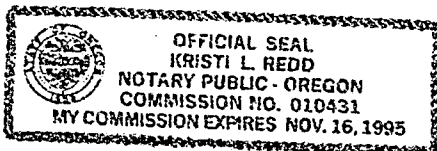
STATE OF OREGON,  
County of Clatsop  
November, 1992 ss.

Personally appeared the above named \_\_\_\_\_  
**THOMAS HAMPTON**

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

*Before me:*

Notary Public for Oregon  
My commission expires: 11/16/95



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)

THOMAS HAMPTON	
3915 MACK AVE	
KLAMATH FALLS, OR 97603	
GRANTOR'S NAME AND ADDRESS	
FRANCIS DARWIN RUSSELL and SONJA SUE RUSSELL	

KLAMATH FALLS, OR

GRANTEE'S NAME AND ADDRESS

After recording return to:

FRANCIS DARWIN RUSSELL and SONJA SUE RUSSELL

KLAMATH FALLS, OR c/o MTC

NAME, ADDRESS, ZIP

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

FRANCIS DARWIN RUSSELL and SONJA SUE RUSSELL  
KLAMATH FALLS, OR

STATE OF OREGON,  
County of Klamath ss.

I certify that the within instrument was received for record on the 19th day of Nov, 19 92, at 2:22 o'clock P M., and recorded in book M92 on page 27507 or as file/reel number 54160, Record of Deeds of said county.

Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk  
Recording Officer  
By Debbie MacLennan Deputy

Fee \$30.00