

54199

WARRANTY DEED

Vol 92 Page 27558

KNOW ALL MEN BY THESE PRESENTS, That

WARREN H. BYERS

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by

RUSSELL G. BOWER

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:

Township 35 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon, Section 35: That portion of E1/2 of SW1/4 that lays South of Cherrywood Lane a platted road of Juniper Acres and W1/2 of SE1/4 and S1/2 of SE1/4 of SE1/4. SUBJECT TO: Trust Deed, recorded March 5, 1992 in Volume M92, page 4573, Microfilm Records of Klamath County, Oregon, in favor of James R. DeBaun, Trustee under Written Declaration of Trust dated 9/7/72, as Beneficiary which the Grantee herein DOES NOT agree to assume nor pay and the Grantor herein agrees to hold the Grantee harmless therefrom.

"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 except those of

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 \$ 49,000.00

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 19 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.

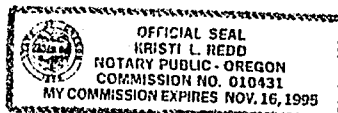
STATE OF OREGON,

County of Klamath) ss.November 19, 19 92

Personally appeared the above named
WARREN H. BYERS

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

Before me: Kristi L. Redd
Notary Public for Oregon
My commission expires: 11/16/95



WARREN H. BYERS
PO BOX 5188
KLAMATH FALLS, OR 97601

RUSSELL G. BOWER
27714 VERDA ST
KLAMATH FALLS, OR 97601

RUSSELL G. BOWER
27714 VERDA ST
KLAMATH FALLS, OR 97601

RUSSELL G. BOWER
27714 VERDA ST
KLAMATH FALLS, OR 97601

WARREN H. BYERS

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)

STATE OF OREGON,

County of Klamath ss.
I certify that the within instrument was received for record on the 20th day of Nov., 19 92, at 9:16 o'clock A. M., and recorded in book M92 on page 27558 or as file/reel number 54199.
Record of Deeds of said county.
Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk

Recording Officer

By Debra Mullendore Deputy

Fee \$30.00