

55135

mtc 28737-KR

WARRANTY DEED

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WAYNE N. HORTON & SHIRLEY Y. HORTON, as tenants by

KNOW ALL MEN BY THESE PRESENTS, That the entirety: DONALD W. HORTON & MARJORIE I. HORTON, as tenants by the entirety and JAMES H. PATTON & MARGIE G. PATTON, as tenants by the entirety hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by JIMMY LEE SCOTT & JOANNE LYNN SCOTT, 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 3 in Block 2, CEDAR SPRINGS, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

## 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 those of record and 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 \$ 8,700.00.

However, the actual consideration consists of an inclusion of other property or value given or promised which is the whole part of the consideration (indicate which). (The sentence between the symbols if not applicable, should be deleted. See CRS 92-020.)

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 10th day of December, 1992; 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 )  
December 11, 1992 ) ss.

Personally appeared the above named \_\_\_\_\_  
SHIRLEY Y. HORTON for herself and as attorney-in-fact for Wayne N. Horton, Donald W. Horton, Marjorie I. Horton, James H. Patton & Margie G. Patton and acknowledged the foregoing instrument to be their voluntary act and deed.

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



Wayne N. Horton - by Shirley Y. Horton POA  
Wayne N. Horton  
Shirley Y. Horton  
James H. Patton - by Shirley Y. Horton POA  
James H. Patton  
Margie G. Patton - by Shirley Y. Horton POA  
Margie G. Patton  
Donald W. Horton - by Shirley Y. Horton POA  
Donald W. Horton  
Marjorie I. Horton - by Shirley Y. Horton POA  
Marjorie I. Horton

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)

Wayne N. Horton, et al 1410 Homedale Rd. Klamath Falls, OR 97601 GRANTOR'S NAME AND ADDRESS
Jimmy Lee Scott & Joanne Lynn Scott 3333 Anderson Sp. 17 Klamath Falls, OR 97603 GRANTEE'S NAME AND ADDRESS
After recording return to: Jimmy Lee Scott & Joanne Lynn Scott 3333 Anderson Sp. 17 Klamath Falls, OR 97603 NAME, ADDRESS, ZIP
Until a change is requested all tax statements shall be sent to the following address: Jimmy Lee Scott & Joanne Lynn Scott 3333 Anderson Sp. 17 Klamath Falls, OR 97603 NAME, ADDRESS, ZIP

STATE OF OREGON,  
County of Klamath ) ss.  
I certify that the within instrument was received for record on the 14th day of Dec., 1992, at 11:41 o'clock A.M., and recorded in book M92 on page 29667 or as file/reel number 55135, Record of Deeds of said county.  
Witness my hand and seal of County affixed.  
Evelyn Biehn, County Clerk  
Recording Officer  
By Rachael Mulholland Deputy

Fee \$30.00