

55881

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That BONNIE JEAN VOWELL

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by DONALD R. MANNING and LILLIAN V. MANNING, 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, 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:

The Westerly 22 feet of that portion of the SW 1/4 NE 1/4, Section 33, Township 39 South, Range 12 lying SW of the East Langell Valley Road.

SUBJECT TO: 1975-76 real property taxes and all future real property taxes and assessments; reservations, restrictions, easements and rights of way of record, and those apparent on the land.

(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 above set forth

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 \$ 10.00. 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 31 day of July, 1975; 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.

Bonnie Jean Vowell

(If executed by a corporation, affix corporate seal)

STATE OF OREGON, }
County of Klamath } ss.
July 3, 1975

Personally appeared the above named BONNIE JEAN VOWELL

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

Before me, *[Signature]*
(OFFICIAL SEAL) Notary Public for Oregon
My commission expires 1-7-76

STATE OF OREGON, County of _____) ss.
_____, 19____

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.

Before me: _____ (OFFICIAL SEAL)
Notary Public for Oregon
My commission expires: _____

Bonnie Jean Vowell

GRANTOR'S NAME AND ADDRESS

Donald R. Manning & Lillian V. Manning

GRANTEE'S NAME AND ADDRESS

After recording return to:

George Wilson
1880 Geneva Ct
Livermore, Ca, 94550
NAME, ADDRESS, ZIP

Until a change is requested all tax statements shall be sent to the following address.
Donald R. & Lillian V. Manning

NAME, ADDRESS, ZIP

STATE OF OREGON, }
County of Klamath } ss.

I certify that the within instrument was received for record on the 31st day of Dec., 1972, at 10:17 o'clock A.M., and recorded in book M92 on page 31140 or as file/reel number 55881, Record of Deeds of said county.

Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk
Recording Officer
By *Pauline Mulinder* Deputy

Fee \$30.00