

K-45430

**STATUTORY WARRANTY DEED**  
 (Individual or Corporation)

ARTHUR R. VALENCIA AND JEANNE I. VALENCIA

Grantor

CARL B. THORNTON

Grantee

 conveys and warrants to \_\_\_\_\_  
 the following described real property in the County of KLAMATH and State of Oregon.

S1/2 N1/2 NE1/4 OF SECTION 30, TOWNSHIP 35 SOUTH, RANGE 11 EAST OF THE  
 WILLAMETTE MERIDIAN, KLAMATH COUNTY, OREGON.

This property is free of liens and encumbrances, EXCEPT:

SUBJECT TO:  
 RESERVATIONS AND RESTRICTIONS OF RECORD, RIGHTS OF WAY, AND EASEMENTS OF RECORD  
 AND THOSE APPARENT UPON THE LAND, CONTRACTS AND/OR LIENS FOR IRRIGATION AND/OR  
 DRAINAGE.

 The true consideration for this conveyance is \$ 22,500.00 (Here comply with the requirements of ORS 93.030\*).

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 THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO  
 VERIFY APPROVED USES.

DATED this 8th day of July 19 93 If a corporate grantor, it has caused its name to be signed by  
 resolution of its board of directors.

Arthur R. Valencia  
 ARTHUR R. VALENCIA

Jeanne I. Valencia  
 JEANNE I. VALENCIA

STATE OF OREGON, County of \_\_\_\_\_ ss.

The foregoing instrument was acknowledged before me  
 this \_\_\_\_\_ day of \_\_\_\_\_ 19 \_\_\_\_\_  
 by \_\_\_\_\_

 CORPORATE ACKNOWLEDGEMENT  
 STATE OF OREGON, County of \_\_\_\_\_ ss.

The foregoing instrument was acknowledged before me  
 this \_\_\_\_\_ day of \_\_\_\_\_ 19 \_\_\_\_\_ and  
 by \_\_\_\_\_  
 of \_\_\_\_\_  
 a corporation, on behalf of the corporation.

see attached  
 Notary Public for Oregon  
 My commission expires:

After recording return to:

Carl B. Thornton  
 325 Main St., Suite 203  
 Klamath Falls, Oregon 97601

NAME, ADDRESS, ZIP

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

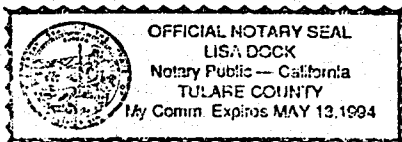
see attached  
 Notary Public for Oregon  
 My commission expires:

THIS SPACE RESERVED FOR RECORDER'S USE

## CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

State of California  
 County of Tulare  
 On 7-8-93 before me, Lisa Dock, Notary Public  
DATE NAME, TITLE OF OFFICER - E.G., "JANE DOE, NOTARY PUBLIC"  
 personally appeared Arthur P. Valencia and Jeanne I. Valencia  
NAME(S) OF SIGNER(S)

☐ personally known to me - OR - ☒ proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.



WITNESS my hand and official seal.

Lisa Dock  
SIGNATURE OF NOTARY

## OPTIONAL SECTION

## CAPACITY CLAIMED BY SIGNER

Though statute does not require the Notary to fill in the data below, doing so may prove invaluable to persons relying on the document.

☐ INDIVIDUAL  
☐ CORPORATE OFFICER(S)

TITLE(S)

☐ PARTNER(S) ☐ LIMITED  
☐ GENERAL  
☐ ATTORNEY-IN-FACT  
☐ TRUSTEE(S)  
☐ GUARDIAN/CONSERVATOR  
☐ OTHER: \_\_\_\_\_

## SIGNER IS REPRESENTING:

NAME OF PERSON(S) OR ENTITY(IES): \_\_\_\_\_

## OPTIONAL SECTION

THIS CERTIFICATE MUST BE ATTACHED TO THE DOCUMENT DESCRIBED AT RIGHT:

Though the data requested here is not required by law, it could prevent fraudulent reattachment of this form.

TITLE OR TYPE OF DOCUMENT Statutory Warranty Deed  
 NUMBER OF PAGES 1 DATE OF DOCUMENT July 6, 1993  
 SIGNER(S) OTHER THAN NAMED ABOVE same

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STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Klamath County Title co the 12th day  
 of July A.D., 19 93 at 3:51 o'clock P M., and duly recorded in Vol. M93  
 of Deeds on Page 16791

FEE \$35.00

Evelyn Biehn County Clerk

By Douglas M. Henderson