

WARRANTY DEED

MTC 30392-KR

KNOW ALL MEN BY THESE PRESENTS, That

JAMES A. HOWARD

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

JAMES O. TURNER and JACILYNN M. TURNER, husband and wifethe 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 27, VILLA ST. CLAIR, 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 those apparent upon the land, if any, as 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 \$ 36,000.00

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 _____ day of July, 19 93; 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.

James A. Howard
JAMES A. HOWARD

STATE OF ~~OREGON~~ CALIFORNIA)

County of _____) ss.

July, 19 93.

Personally appeared the above named _____

JAMES A. HOWARD

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

Before me:

Notary Public for ~~Oregon~~ California
My commission expires:

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 _____ (SEAL)
My commission expires:

JAMES A. HOWARD
18234 WALL STREET
CARSON, CA 90746

GRANTOR'S NAME AND ADDRESS

JAMES O. TURNER and JACILYNN M. TURNER
2745 LINCOLN LN.
ANTIOCH, CA 94509

GRANTEE'S NAME AND ADDRESS

After recording return to:
JAMES O. TURNER and JACILYNN M. TURNER
2745 LINCOLN LN.
ANTIOCH, CA 94509

NAME, ADDRESS, ZIP

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

JAMES O. TURNER and JACILYNN M. TURNER
2745 LINCOLN LN.
ANTIOCH, CA 94509

NAME, ADDRESS, ZIP

STATE OF OREGON,

ss.

County of _____

I certify that the within instrument was
received for record on the _____

day of _____, 19 _____,

at _____ o'clock _____ M., and recorded

in book _____ on page _____ or as

file/reel number _____,

Record of Deeds of said county.

Witness my hand and seal of County
affixed.

Recording Officer

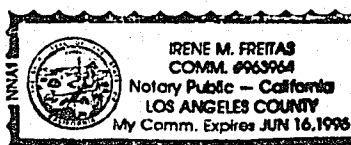
By _____ Deputy

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

No. 5193

State of California
 County of Los Angeles
 On July 22, 1993 before me, IRENE M. FREITAS, NOTARY PUBLIC
DATE NAME, TITLE OF OFFICER - E.G., "JANE DOE, NOTARY PUBLIC"
 personally appeared JAMES A. HOWARD
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.

Irene M. Freitas
SIGNATURE OF NOTARY

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

NUMBER OF PAGES

SIGNER(S) OTHER THAN NAMED ABOVE

DATE OF DOCUMENT

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)

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Mountain Title Company the 26th day
 of July A.D., 19 93 at 9:45 o'clock A M., and duly recorded in Vol. M93,
 of Deeds on Page 18087.

FEE \$35.00

Evelyn Biehn County Clerk

By Patricia M. Mendenhall