

83209 06-23-94A09:26 RCVD

WARRANTY DEED

Vol. 1994 Page 19558

KNOW ALL MEN BY THESE PRESENTS, That LAWRENCE A. WORTON and AILEEN J. WORTON, husband and wife

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by BILL M. WINCHELL and DORA J. WINCHELL, husband and wife, hereafter 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:

Lots 11, 12, 13, 14 in Block 2, Juniper Acres, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

(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, easements or restrictions of record, or easements and restrictions common to the area or apparent on the face of the land

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 \$65,500.00. However, the actual consideration consists of or includes other property or value given or promised which is the whole consideration indicated hereby. (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 21 day of Jan, 1982, 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.

(If executed by a corporation, affix corporate seal)

Lawrence A. Worton  
Aileen J. Worton

STATE OF OREGON,

County of Klamath } ss.  
1-21, 1982

Personally appeared the above named

Lawrence A. Worton and Aileen J. Worton, husband and wife

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

Before me:

(OFFICIAL SEAL)

Notary Public for Oregon

My commission expires: 8-5-89

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

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:

Lawrence A. and Aileen J. Worton  
P. O. Box 401  
Sprague River, Oregon

GRANTOR'S NAME AND ADDRESS

Bill M. and Dora J. Winchell  
13371 Galway Street  
Garden Grove, California

GRANTEE'S NAME AND ADDRESS

After recording return to:

BILL M. & DORA J. WINCHELL  
1140 Monclair St.  
Klamath Falls, OR 97601

NAME, ADDRESS, ZIP

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

no change - same

NAME, ADDRESS, ZIP

STATE OF OREGON,

County of Klamath } ss.

I certify that the within instrument was received for record on the 23rd day of June, 1994, at 9:26 o'clock A.M., and recorded in book/reel/volume No. M94 on page 19558 or as document/fee/file/instrument/microfilm No. 83209, Record of Deeds of said county.

Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk

NAME

TITLE

By Debra M. McLeod, Deputy

Fee \$30.00