

87358

09-02-11P03:37 RCVD

KLAMATH COUNTY TITLE COMPANY

Vol 94 Page 27668



K-46860

# STATUTORY WARRANTY DEED (Individual or Corporation)

Russell R. Wagner and Kathryn M. Wagner

conveys and warrants to Carl B. Thornton, Grantor,

the following described real property in the County of Klamath and State of Oregon, Grantee,

W1/2SE1/4SW1/4 of Section 2, Township 34 South, Range 13 East of the Willamette Meridian, Klamath County Oregon.

This property is free of liens and encumbrances, EXCEPT:

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

The true consideration for this conveyance is \$ 6,000.00 (Here comply with the requirements of ORS 93.030\*).

THIS INSTRUMENT WILL NOT ALLOW VIOLATION 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 AND TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FORESTRY PRACTICES AS DEFINED IN ORS 93.030.

DATED this 17 day of August 19 94. If a corporate grantor, it has caused its name to be signed by resolution of its board of directors.

Russell R. Wagner  
Russell R. Wagner

Kathryn M. Wagner  
Kathryn M. Wagner

## CORPORATE ACKNOWLEDGEMENT

STATE OF OREGON, County of \_\_\_\_\_, ss.  
The foregoing instrument was acknowledged before me  
this \_\_\_\_\_ day of \_\_\_\_\_ 19 \_\_\_\_\_  
by \_\_\_\_\_

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

Notary Public for Oregon  
My commission expires:

Notary Public for Oregon  
My commission expires:

After recording return to:

Carl B. Thornton  
4212 Homedale Rd  
Klamath Falls, Oregon 97603  
NAME, ADDRESS, ZIP

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

THIS SPACE RESERVED FOR RECORDER'S USE

# CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

27669

No. 5907

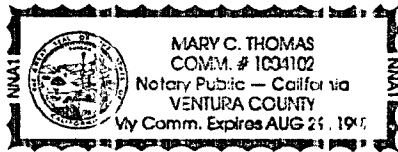
State of California

County of Ventura

On August 12, 1991 before me, Mary C. Thomas, Notary Public

personally appeared Russell R. Wagner and Kathryn M. Wagner

☐ 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.

Mary C. Thomas  
SIGNATURE OF NOTARY

## OPTIONAL

Though the data below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent reattachment of this form.

### CAPACITY CLAIMED BY SIGNER

- ☐ INDIVIDUAL  
☐ CORPORATE OFFICER

TITLE(S)

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

SIGNER IS REPRESENTING:  
NAME OF PERSON(S) OR ENTITY(IES)

### DESCRIPTION OF ATTACHED DOCUMENT

Statutory Warranty Deed  
TITLE OR TYPE OF DOCUMENT

NUMBER OF PAGES

8-17-94  
DATE OF DOCUMENT

[Signature]  
SIGNER(S) OTHER THAN NAMED ABOVE

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STATE OF OREGON: COUNTY OF KLAATH: ss.

Filed for record at request of Samath County Title Co the 2nd day of Sept. A.D., 19 94 at 3:37 o'clock P.M., and duly recorded in Vol. M94 of Deeds on Page 27668.

FEE \$35.00

Evelyn Biehn  
By [Signature] County Clerk