

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That JACK A. BLANTON & DOROTHY L. BLANTON, TRUSTEES OF THE JACK A. BLANTON AND DOROTHY L. BLANTON TRUST DATED APRIL 30, 1993 hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by BYRON G. WELLS

the 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 1 and 2, Block 11, SPRAGUE RIVER VALLEY ACRES, 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 and to determine any limits on lawsuits against farming or forest practices as defined in ORS 30.930."

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 \$ 34,900.00

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 11th day of October, 19 94 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.

STATE OF OREGON, CALIFORNIA)
County of ORANGE)
October 11, 19 94 ss.

Personally appeared the above named JACK A. BLANTON AND DOROTHY L. BLANTON as Trustees of the Jack A. Blanton and Dorothy L. Blanton Trust dated April 30, 1993 and acknowledged the foregoing instrument to be their voluntary act and deed.

Before me:

Notary Public for OREGON, CALIFORNIA
My commission expires:

JACK A. BLANTON AND DOROTHY L. BLANTON
TRUST DATED APRIL 30, 1993

By: Jack A. Blanton, Trustee
By: Dorothy L. Blanton, Trustee

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 _____
My commission expires: _____ (SEAL)

JACK A. BLANTON AND DOROTHY L. BLANTON
235 COPA DE ORO DRIVE
BREA, CA 92621

GRANTOR'S NAME AND ADDRESS
BYRON G. WELLS

5420 Old Midland Rd.
Klamath Falls, OR 97603

GRANTEE'S NAME AND ADDRESS

BYRON G. WELLS

5420 Old Midland Rd.
Klamath Falls, OR 97603

NAME, ADDRESS, ZIP

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

BYRON G. WELLS
5420 Old Midland Rd.
Klamath Falls, OR 97603

NAME, ADDRESS, ZIP

STATE OF OREGON,

County of _____ ss.
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.

By _____ Recording Officer
Deputy

MOUNTAIN TITLE COMPANY

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

31884

No. 5907

State of California

County of Orange

On 10-11-94

DATE

before me, M. Katherine Roman, Notary Public

NAME, TITLE OF OFFICER - E.G., "JANE DOE, NOTARY PUBLIC"

personally appeared Dorothy L. Blanton and Jack A. Blanton

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) ☒ 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.

M. Katherine Roman

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 S

☐ CORPORATE OFFICER

☐ PARTNER(S)

TITLE(S)

☐ ATTORNEY-IN-FACT

☐ TRUSTEE(S)

☐ GUARDIAN/CONSERVATOR

☐ OTHER:

☐ LIMITED
☐ GENERAL

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

DESCRIPTION OF ATTACHED DOCUMENT

Warranty Deed

TITLE OR TYPE OF DOCUMENT

1

NUMBER OF PAGES

NONE

DATE OF DOCUMENT

Brown & Wells

SIGNER(S) OTHER THAN NAMED ABOVE

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of

of Oct

A.D., 19 94

Mountain Title Co

at 3:15

o'clock

P.M.

the

12th

day

on Page 31883

and duly recorded in Vol. M94

Deeds

By Evelyn Biehn

County Clerk

Quilley Miller

FEE \$35.00