

OK 92176

WARRANTY DEED

Vol. M94 Page 37250

KNOW ALL MEN BY THESE PRESENTS, That Ralph D. Buono and Patricia L. Buono, husband and wife,

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by John N. Lynch and Marilyn F. Lynch, husband and wife, hereinafter 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:

Lot #32: W $\frac{1}{2}$ W $\frac{1}{2}$ S $\frac{1}{2}$ SW $\frac{1}{4}$ SW $\frac{1}{4}$ Section 10, TWP 25S, R8E, W.M. Five acres M or L.

Subject to a ten foot (10) wide easement parallel and along North boundary for mutual roadway and power utility use. Subject to reservations and restrictions of record, easements and rights of way of record and those apparent on the land.

(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

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 \$***\$3,500.00***.

~~THE TRUE AND ACTUAL CONSIDERATION PAID FOR THIS TRANSFER, STATED IN TERMS OF DOLLARS, IS \$***\$3,500.00***.~~ (The sentence between the symbols @, if not applicable, should be deleted. See ORS 93.630.)

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 _____, 19____;

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.

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.

Ralph D. Buono
Patricia L. Buono

STATE OF OREGON, } ss.
County of Douglas }
SEP 24, 1988

Personally appeared the above named

RALPH D. BUONO AND
PATRICIA L. BUONO

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

(OFFICIAL SEAL)

Before me, *Francis J. Octor*
Notary Public for Oregon
My commission expires: 10-28-89

STATE OF OREGON, County of _____) ss.
_____, 19____.

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: _____

(If executed by a corporation, affix corporate seal)

RALPH D. BUONO AND PATRICIA L. BUONO H&W
1324 S.E. CORRINE
ROSEBURG, OREGON 97102
GRANTOR'S NAME AND ADDRESS

JOHN N. LYNCH AND MARILYN F. LYNCH H&W
87305 QUARRY LANE
EUGENE, OREGON 97102
GRANTEE'S NAME AND ADDRESS

After recording return to:

JOHN N. LYNCH
87305 Quarry Lane
EUGENE, OREGON 97102
NAME, ADDRESS, ZIP

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

JOHN N. & MARILYN F. LYNCH
87305 Quarry Lane
EUGENE, OREGON 97102
NAME, ADDRESS, ZIP

SPACE RESERVED
FOR
RECORDER'S USE

STATE OF OREGON, } ss.
County of Klamath }
I certify that the within instrument was received for record on the 7th day of Dec, 19 94, at 2:40 o'clock P.M., and recorded in book/reel/volume No. M94 on page 37250 or as fee/file/instrument/microfilm/reception No. 92176 Record of Deeds of said county.
Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk.
NAME TITLE

Fee \$30.00

Pauline Muller Deputy

4
30