

WARRANTY DEED

814  
LONNIE J. FERGUSON and LINDA L. FERGUSON,  
Grantor(s) hereby grant, bargain, sell and convey to  
RAYMOND WILSON,  
Grantee(s) and grantee's heirs, successors and assigns the following described  
real property, free of encumbrances except as specifically set forth herein in  
the County of KLAMATH and State of Oregon, to wit:

Lots 11 and 12, Block 12 of Tract No. 1060, SUN FOREST ESTATES, according  
to the official plat thereof on file in the office of the County Clerk of  
Klamath County, Oregon.

SUBJECT TO: all those items of record and those apparent upon the land, if  
any, as of the date of this deed and those shown below, if any:  
and the 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.

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.

The true and actual consideration for this conveyance is \$ 7,500.00.

Until a change is requested, all tax statements shall be sent to Grantee at the  
following address: 368 BARCELONA STREET, VALLEJO, CA 94591

Dated this 15th day of FEBRUARY 19 76

*Lonnie J. Ferguson*  
LONNIE J. FERGUSON

*Linda L. Ferguson*  
LINDA L. FERGUSON

NOTARY ACKNOWLEDGEMENT

STATE OF \_\_\_\_\_ SS. \_\_\_\_\_ 19 \_\_\_\_\_  
COUNTY OF \_\_\_\_\_

Personally appeared the above named \_\_\_\_\_

and acknowledged the foregoing instrument to be \_\_\_\_\_ voluntary act.

Before me:

Notary Public for \_\_\_\_\_

My commission expires \_\_\_\_\_

(seal)

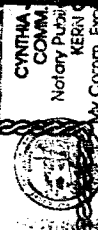
Return to:  
RAYMOND WILSON  
368 BARCELONA STREET  
VALLEJO, CA 94591

WILLIAMS  
# 961857  
- California  
- COUNTY  
- DATE 20, 1996

86 MAR -1 AM 1:38

# CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

5721



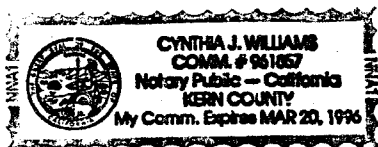
State of CALIFORNIA

County of KERN

On FEB. 15, 1996 before me, CYNTHIA J. WILLIAMS  
Date Name and Title of Officer (e.g., "Jane Doe, Notary Public")

personally appeared LONNIE J. FERGUSON AND LINDA L. FERGUSON  
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.

Cynthia J. Williams  
Signature of Notary Public

## OPTIONAL

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

### Description of Attached Document

Title or Type of Document: WARRANTY DEED

Document Date: 2/15/96 Number of Pages: 1

Signer(s) Other Than Named Above: \_\_\_\_\_

### Capacity(ies) Claimed by Signer(s)

Signer's Name: \_\_\_\_\_

☒ Individual

☐ Corporate Officer

Title(s): \_\_\_\_\_

☐ Partner — ☐ Limited ☐ General

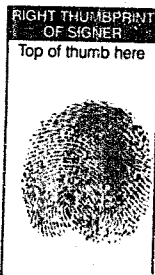
☐ Attorney-in-Fact

☐ Trustee

☐ Guardian or Conservator

☐ Other: \_\_\_\_\_

Signer Is Representing: \_\_\_\_\_



Signer's Name: \_\_\_\_\_

☐ Individual

☐ Corporate Officer

Title(s): \_\_\_\_\_

☐ Partner — ☐ Limited ☐ General

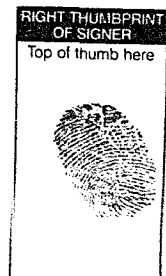
☐ Attorney-in-Fact

☐ Trustee

☐ Guardian or Conservator

☐ Other: \_\_\_\_\_

Signer Is Representing: \_\_\_\_\_



STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Mountain Title Company the 1st day  
of March A.D., 19 96 at 11:38 o'clock A M., and duly recorded in Vol. M96  
of Deeds on Page 5720

FEE \$35.00

Bernetha G. Letsch, County Clerk

By Cynthia J. Williams