

44658

MTC 42015-MS  
WARRANTY DEED Vol. 1497 Page 29070

MARCIA I. WYNNE, TRUSTEE OF THE MARCIA I. WYNNE TRUST ESTABLISHED MAY 21, 1990, Grantor(s) hereby grant, bargain, sell and convey to:  
CODY B. SMITH and WENDY B. SMITH, as tenants by the entirety,  
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:

LOT 7 IN BLOCK 3 OF TRACT 1009 - YONNA WOODS, 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.

97 SEP -4 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 \$ 14,500.00.

Until a change is requested, all tax statements shall be sent to Grantee at the following address: 28045 PETERSTEINER RD, BONANZA, OR 97623

Dated this 2nd day of September M.W.,  
August, 1997.

THE MARCIA I. WYNNE TRUST DATED 5/21/90

X BY: Marcia I. Wynne TRUSTEE  
MARCIA I. WYNNE

X See attached California Acknowledgment

STATE OF CALIFORNIA, County of \_\_\_\_\_

This instrument was acknowledged before me on \_\_\_\_\_ ss.

by \_\_\_\_\_, 19 97

as \_\_\_\_\_

of \_\_\_\_\_

Notary Public of California

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

ESCROW NO. MT42015-MS

Return to:

CODY B. SMITH

28045 PETERSTEINER RD

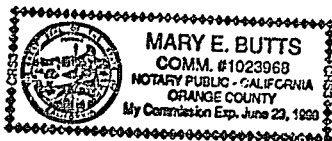
BONANZA, OR 97623

# CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

29071

State of California  
 County of Orange  
 On Sept. 2, 1997 before me, Mary E. Butts Notary Public  
Date Name and Title of Officer (e.g., "Jane Doe, Notary Public")  
 personally appeared Marcia I. Wynne  
Name(s) of Signer(s)

- ☒ personally known to me  
☐ 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 E. Butts  
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: Sept. 2, 1997 Number of Pages: 1  
 Signer(s) Other Than Named Above: none

### 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:

Marcia I. Wynne  
Trust

RIGHT THUMBPRINT  
 OF SIGNER

Top of thumb here

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

- ☐ Individual  
☐ Corporate Officer  
 Title(s): \_\_\_\_\_  
☐ Partner — ☐ Limited ☐ General  
☐ Attorney-in-Fact  
☐ Trustee  
☐ Guardian or Conservator  
☐ Other: \_\_\_\_\_

Signer Is Representing:

RIGHT THUMBPRINT  
 OF SIGNER

Top of thumb here

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Ameri Title the 4th day  
 of Sept. A.D., 19 97 at 3:49 o'clock P.M., and duly recorded in Vol. M97  
 of Deeds on Page 29070

FEE \$35.00

By Bernetha G. Letsch County Clerk  
Harold Ross