

GEORGE MORLEY WARNER AND NANCY EMERY WARNER AS TRUSTEES OF THE GEORGE MORLEY WARNER AND NANCY EMERY WARNER FAMILY TRUST DATED AUGUST 24, 1989, Grantor(s) hereby grant, bargain, sell, warrant and convey to: WILLIAM LUX and MARILYN J. LUX, husband and wife, 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 6 in Block 44 of HOT SPRINGS ADDITION TO THE CITY OF KLAMATH FALLS, 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 CRS 30.930.

The true and actual consideration for this conveyance is \$ 112,000.00.

Until a change is requested, all tax statements shall be sent to Grantee at the following address: 403 Pacific Terrace KLAMATH FALLS, OR 97601

Dated this 25th day of February, 1998

George Morley Warner
WARNER FAMILY TRUST DATED 8/24/89

BY: George Morley Warner TRUSTEE
GEORGE MORLEY WARNER

BY: Nancy Emery Warner TRUSTEE
NANCY EMERY WARNER

STATE OF _____, County of _____) ss.

This instrument was acknowledged before me on _____, 19____

by GEORGE MORLEY WARNER AND NANCY EMERY WARNER

as TRUSTEES

of THE GEORGE MORLEY WARNER AND NANCY EMERY WARNER FAMILY TRUST DATED AUGUST 24, 1989

Notary Public of _____

My commission expires _____

See Attached
Notary Acknowledgment

ESCROW NO. MT43840-KA

Return to:

WILLIAM LUX

4741 LAVERNE AVE.

KLAMATH FALLS, OR 97603

98 MAR 25 P3:27

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

9664

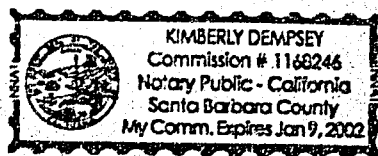
No. 5007

State of California
County of Santa Barbara

On February 25, 1998 before me, Kimberly Dempsey
DATE NAME, TITLE OF OFFICER - E.G., "JANE DOE, NOTARY PUBLIC"

personally appeared George Morley Warner and Nancy Emery Warner
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.

Kimberly A Dempsey
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: _____

DESCRIPTION OF ATTACHED DOCUMENT

Warranty Deed
TITLE OR TYPE OF DOCUMENT

One (1)
NUMBER OF PAGES

February 25, 1998
DATE OF DOCUMENT

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

Warner Family Trust
Dated Aug. 24, 1989

SIGNER(S) OTHER THAN NAMED ABOVE

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Ameri title the 25th day of March A.D., 19 98 at 3:27 o'clock P.M., and duly recorded in Vol. M98 of Deeds on Page 9663

FEE \$35.00

By Bernetha G. Letch, County Clerk
Kudlum Ron