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Duplicate WARRANTY DIED KNOW ALL MEN BY THESE PRESENTS, That

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by WILLIAM RANSOM AND JAMES H. PATTON, as tenants in common

, 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 lenements, hereditaments and appurtenances thereunto belonging or appertaining, situated in the County of Klimath and State of Oregon, described as follows, to-wit:

Lot 15 in Block 3 of SIXTH STREET ADDIITON, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

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NOD STUDIE NIVIN

Account No. 3909-004AA-2100 /

This deed is a duplicate wairanty deed to replace the original warranty deed placed ~1** in collection escrow at South Valley State Bank dated June 12th, 1979 , to fulfill č. thatcertain Real Estate Contract dated June 12th, 1979 and recorded June 15, 1979 in Volume m79 at Page 14163, Microfilm Records 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."

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

except those of record and apparent to the land as of the date of this instrument 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 \$ 12,000.00

10 The sentence between the symbols 0, il not applicable, should be deleted. See ORS 93.030.) 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 8 ... day of February , 1988;

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.

mes L. Lunel avry-in (If executed by a corporation, affix corporate seal) on Unnette OREADN on Annette Lane STATE OF OREGON, County of Klasna Leb 8, 1988 **E**[]]] STATE OF OF OF OF OWNOW. County of Mauglas Personally appeared Heliney 8 who, being duly sworn. each for himsell and not one for the other, did say that the former is the Personally appeared the above named president and that the latter is the Thank Lane secretary of a corporation. and that the seal allixed to the foregoing instrument is the corporate seal of said corporation and that said instrument was signed and sealed in be-half of said corporation by authority of its board of directors; and each of and acknowledged the loregoing instrune voluntary act and decd. ment to be them acknowledged said instrument to be its voluntary act and deed. Before me: Belore me: (OFFICIAL OFFICIAL Notary Public for Oreense mainaut Jactant SEAL) EAL Notary Public for Oregon My commission expires: august 25, 1988 505 STATE OF OREGON. C Klamath County of . GRANTOR S NAME AND ADDRESS I certily that the within instrument was received for record on the 11th day of February ,19.88., at 12:40 o'clock? M., and recorded GRANIEE S NAME AND ADDRESS. SPACE RESERVED in book M88 on page 1921 or as 6738 K: ~ 0 After recording return for FOR op Rota RECORDER'S USE 107 Record of Deeds of said county. Lequer Kimber Tello !! Witness my hand and seal of) leade 97603 10ma County affixed. Evelyn Biehn, County Clerk Until a change is requested all tax statements shall be sent to the following address. some as abour **Recording Officer** YAM Smith Deputy Fee: \$10.00 HANE, ADDREDS, ZIP.