

## MOUNTAIN TITLE COMPANY

WARRANTY DEED

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98313

MTC-210810

KNOW ALL MEN BY THESE PRESENTS, That JOHN R. KELLEY SR. and HESTER J. KELLEY,  
as tenants in common

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by MARK A. AUSEN  
& WALTER N. AUSEN, not as tenants in commons, but with right of survivorship hereinafter called  
the grantee, does hereby grant, bargain, sell and convey unto the said grantee and grantee's heirs, successors and  
assigns, the certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or apper-  
taining, situated in the County of Klamath and State of Oregon, described as follows, to-wit:

Lot 2, Block 29, KLAMATH FALLS FOREST ESTATES HIGHWAY 66 UNIT PLAT NO. 2, according  
to the official plat thereof on file in the office of the County Clerk of Klamath County  
Oregon.

Tax Account No. 3811 005A0 00700

"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 and the above granted premises, free from all encumbrances except covenants,  
conditions, restrictions, easements, those of record and apparent to the land as of the date of this deed  
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 \$ 12,776.00.  
However, the actual consideration consists of or includes other property or value given or promised which is the whole/  
part of the consideration (indicate which). (The sentence between the symbols, if 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 22 day of March, 19 89;  
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.

John R. Kelley Sr.  
John R. Kelley Sr.  
Hester J. Kelley  
Hester J. Kelley  
STATE OF OREGON, County of \_\_\_\_\_ ss.

STATE OF OREGON, \_\_\_\_\_ )  
County of Klamath \_\_\_\_\_ ) ss.  
March 22, 19 89.

Personally appeared the above named \_\_\_\_\_  
John R. Kelley, Sr. & Hester J. Kelley

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

Before me: Walter J. Tucker  
(OFFICIAL SEAL) Notary Public for Oregon  
My commission expires: 6-16-92

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: \_\_\_\_\_

Kelley	
555 N Loop #22	
Susannah, CA 96130	
Ausen, Walter	Box 124
Box 124	Ruthon, Minn
56170	
Ausen	
Ausen, Walter	
above address	
Ausen, Mark	
P.O. Box 7212	
Klamath Falls, OR 97601	

STATE OF OREGON, \_\_\_\_\_ ss.  
County of Klamath  
I certify that the within instrument was  
received for record on the 22nd  
day of March, 19 89,  
at 12:02 o'clock PM. and recorded  
in book M89 on page 4832 or as  
file/reel number 98313.  
Record of Deeds of said county.  
Witness my hand and seal of County  
affixed.

Evelyn Biehn, County Clerk  
Recording Officer  
Walter J. Tucker, Deputy

Fee \$8.00

MOUNTAIN TITLE COMPANY