

33975

WARRANTY DEED

Vol. mq1 Page 17427

KNOW ALL MEN BY THESE PRESENTS, That HAL A. BIGGER and LARAINA A. BIGGER, husband and wife hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by CHUCK W. BURT and TINA L. BURT, husband and wife, 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 appertaining, situated in the County of KLAMATH and State of Oregon, described as follows, to-wit:

SEE EXHIBIT A WHICH IS MADE A PART HEREOF BY THIS REFERENCE

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 and the above granted premises, free from all encumbrances except those of

record and those apparent upon the land, if any, as the date of this deed 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 \$ 85,000.00. 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). ¹(The sentence between the symbols¹, 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.

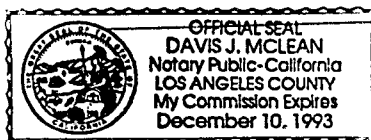
In Witness Whereof, the grantor has executed this instrument this 23 day of August, 19 91; if a corporate grantor, it has caused its name to be signed and seal affixed by its officers, duly authorized thereto by order of its board of directors.

STATE OF ~~OREGON~~ California)
County of LOS ANGELES ss.
August 23, 19 91

Personally appeared the above named _____
HAL A. BIGGER
LARAINA A. BIGGER

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

Before me: Davis J. McLean
Notary Public for ~~Oregon~~ California
My commission expires: 12/10/93



STATE OF OREGON, County of _____) ss.
The foregoing instrument was acknowledged before me this _____, 19 _____, by _____, president, and by _____, secretary of _____

a _____ corporation, on behalf of the corporation.

Notary Public for Oregon _____
My commission expires: _____ (SEAL)

HAL A. BIGGER and LARAINA A. BIGGER
P.O. BOX 70
NEWHALL, CA 91322

GRANTOR'S NAME AND ADDRESS
CHUCK W. BURT and TINA L. BURT
9919 LOCUST AVE.
HESPERIA, CA 92345

GRANTEE'S NAME AND ADDRESS
CHUCK W. BURT and TINA L. BURT
9919 LOCUST AVE.
HESPERIA, CA 92345

NAME, ADDRESS, ZIP

Until a change is required all tax statements shall be sent to the following address
CHUCK W. BURT and TINA L. BURT
9919 LOCUST AVE.
HESPERIA, CA 92345

NAME, ADDRESS, ZIP

STATE OF OREGON, _____ ss.

County of _____
I certify that the within instrument was received for record on the _____ day of _____, 19 _____, at _____ o'clock _____ M., and recorded in book _____ on page _____ or as file/reel number _____, Record of Deeds of said county. Witness my hand and seal of County affixed.

By _____ Recording Officer
Depu

EXHIBIT "A"

LEGAL DESCRIPTION

NW¼ NW¼ SW¼ of Section 7, Township 40 South, Range 8 East of the Willamette Meridian Klamath County, Oregon, SAVING AND EXCEPTING THEREFROM the Easterly 30 feet thereof conveyed to Klamath County in Deed recorded July 24, 1979 in Volume M79, page 17530, Microfilm Records of Klamath County, Oregon.

TOGETHER WITH a 1984 REDMN 2U MOBILE HOME, Oregon License #X182878, and Serial #11811097 which is situated on the real property described herein.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title the 30 day
of August A.D., 19 91 at 12:50 o'clock P. M., and duly recorded in Vol. M91,
of Deeds on Page 17427.

FEE \$33.00

Evelyn Biehn - County Clerk

By Pauline M. Mordore