MOUNTAIN TITLE COMPANY

38628 **WARRANTY DEED** Vol. M91 Page 26043

KNOW ALL MEN BY THESE PRESENTS, That BRAD LEWIS and NELDA LEWIS, as tenants by the entirety *hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by* ERNEST KIRKPATRICK and BARBARA L. KIRKPATRICK, 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:*

The South one-half of Lot 603 in Block 103 of MILLS 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: Trust Deed dated November 21, 1989, recorded November 21, 1989, Volume M89, page 22659, in Microfilm Records of Klamath County, Oregon, wherein Louis C. Gilder is Beneficiary. The Above Grantee agrees to assume the above loan.

DEC 12 PM 2 50

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 $ 25,000.00 [redacted]

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 11th *day of* December, 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.*

/ Brad Lewis
BRAD LEWIS

/ Nelda Lewis
NELDA LEWIS

STATE OF OREGON,
County of Wash.) *ss.*
December 11, 19 91

Personally appeared the above named BRAD LEWIS and NELDA LEWIS *and acknowledged the foregoing instrument to be* her & his *voluntary act and deed.*

Before me: Joelle Crooks
Notary Public for Oregon
My commission expires: 2-13-95

OFFICIAL SEAL
JOELLE CROOKS
NOTARY PUBLIC - OREGON
COMMISSION NO. 004731
MY COMMISSION EXPIRES FEB. 13, 1995

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)*

BRAD LEWIS and NELDA LEWIS
1341 WILD PLUM COURT
KLAMATH FALLS, OR 97601
GRANTOR'S NAME AND ADDRESS

ERNEST KIRKPATRICK and BARBARA L. KIRKPATRICK
7760 HIGHLAND AVE.
CITRUS HEIGHTS, CA
GRANTEE'S NAME AND ADDRESS

After recording return to:
ERNEST KIRKPATRICK and BARBARA L. KIRKPATRICK
7760 HIGHLAND AVE.
CITRUS HEIGHTS, CA 95610
NAME, ADDRESS, ZIP

Until a change is requested all tax statements shall be sent to the following address.
ERNEST KIRKPATRICK and BARBARA L. KIRKPATRICK
7760 HIGHLAND AVE.
CITRUS HEIGHTS, CA 95610
NAME, ADDRESS, ZIP

SPACE RESERVED FOR RECORDER'S USE

STATE OF OREGON, ss.
County of Klamath
I certify that the within instrument was received for record on the 13th *day of* Dec. , 19 91 , *at* 2:58 *o'clock* P *M., and recorded in book* M91 *on page* 26043 *or as file/reel number* 38628 , *Record of Deeds of said county.*

Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk
Recording Officer
By Pauline Mullendore *Deputy*

Fee $28.00

MOUNTAIN TITLE COMPANY
MOUNTAIN TITLE COMPANY
Unofficial Copy