MOUTHIN HIER COMMEN

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333

and that

MOUNTAIN TITLE COMPANY

39509 MTC 26802 WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That ______

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MOUNTAIN TITLE COMPANY

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by _

WILLIAM H. NEBEKER and CHARLOTTE W. NEBEKER, 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

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.

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 <u>lot</u> day of <u>January</u>, 19 92;

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.

	JAMES PATRICK O'KEEFFE
STATE OF OREGON,	
County of Klamath) ss.	
January 6, 19_92	
Personally appeared the above named	
and acknowledged the foregoing instrument	
to be voluntary act and deed.	
Before me: Thirt What	STATE OF OREGON, County of) ss.
Muna.Mar	The foregoing instrument was acknowledged before me this
Nothry Public for Oregon	, <i>19</i> , <i>by</i> ,
My commission expires: 11/16/95	president, and by secretary of
CLASSICS CONTRACTOR CONTRACTOR CONTRACTOR	secretary of
OFFICIAL SEAL KRISTI L. REDD	
NOTARY PUBLIC - OREGON	a corporation, on behalf of the corporation.
COMMISSION NO. 010431 MY COMMISSION EXPIRES NOV. 16, 1995	Notary Public for Oregon
Construction of the second second second second	
	My commission expires: (SEAL)
JAMES PATRICK O'KEEFFE	STATE OF OREGON,
P.O. BOX 861	
MERRILL, OR 97633	County of
GRANTOR'S NAME AND ADDRESS	I certify that the within instrument was
WILLIAM H. NEBEKER and CHARLOTTE W. NE	BEFER received for record on the
5503 WALTON DR.	
KLAMATH FALLS, OR 97603	day of, 19, and reconied
GRANTEE'S NAME AND ADDRESS	
GRANTEES NAME AND ADDRESS	In DOOK ou page or us
WILLIAM H. NEBEKER and CHARLOTTE W. N	EBEKER file/reel number, RECORDER'S USE Record of Deeds of said county.
5503 WALTON DR.	RECORDER'S USE Record of Deeds of Said County. Witness my hand and seal of County
KLAMATH FALLS, OR 97603	
	affixed.
NAME, ADDRESS, ZIP	🚈 🖓 👬 Alexandra da Carlo da
Until a change is requested all tax statements shall be sent to the following address.	
WILLIAM H. NEBEKER and CHARLOTTE W. N	
5503 WALTON DR.	Recording Officer
KLAMATH FALLS, OR 97603	By Deputy
KIAMATH PALILIO, UK STOOS	

MTC NO: 26802-NM

EXHIBIT A LEGAL DESCRIPTION

Lot 11 and a portion of Lot 10, Block 2, RESUBDIVISION OF BLOCKS 2B and 3, HOMEDALE, in the County of Klamath, State of Oregon, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, more particularly described as follows:

Beginning at the Southeast corner of said Lot 10, thence North 43 degrees 30' West along the Southwest line of said Lot 10, 50 feet; thence North 16 degrees 23' East 123.65 feet, more or less, to the Northeast corner of said Lot 10; thence South 0 degrees 10' West 154.9 feet to the point of beginning.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

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Filed for	record at reques	A D 19 92 at <u>11:24</u> o'clock <u>A.M.</u> , and duty recorded in vol. <u>A.M.</u> ,
01		of Deeds on Page333 Evelyn Biehn County Clerk
FEE	\$33.00	By Qauline Mullendere