

46740

WARRANTY DEED

MTC #27818-MK

KNOW ALL MEN BY THESE PRESENTS, That ROBERT H. ANDERSON and BETH ANDERSON, as tenants by the entirety hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by ROBERT J. RENNEBERG-CHILDRESS and SARA LYNN CHILDRESS, 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

"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 \$ 23,500.00

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 25 day of June, 1992; 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,

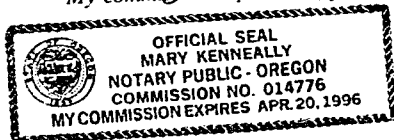
County of Klamath, ss.

Personally appeared the above named
ROBERT H. ANDERSON
BETH ANDERSON

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

Before me:

Mary Kenneally
Notary Public for Oregon
My commission expires: 4/20/96



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 _____ (SEAL)
My commission expires: _____

ROBERT H. ANDERSON and BETH ANDERSON
537 HIGH STREET
KLAMATH FALLS, OR 97601

GRANTOR'S NAME AND ADDRESS
ROBERT J. RENNEBERG-CHILDRESS and SARA LYNN CHILDRESS
15206 CALLE JUANITO
SAN DIEGO, CA 92129

GRANTEE'S NAME AND ADDRESS
ROBERT J. RENNEBERG-CHILDRESS and SARA LYNN CHILDRESS
15206 CALLE JUANITO
SAN DIEGO, CA 92129
NAME, ADDRESS, ZIP

Until a change is requested all tax statements shall be sent to the following address
ROBERT J. RENNEBERG-CHILDRESS and SARA LYNN CHILDRESS
15206 CALLE JUANITO
SAN DIEGO, CA 92129
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
Deputy

A parcel of land being a portion of Block 51, FIRST 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 AND a portion of the NW1/4 NE1/4 of Section 32, Township 38 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

BEGINNING at a point on the West line of Sixth Street, 160 feet Northwest from the Southeast corner of Block 51 of FIRST ADDITION to the CITY OF KLAMATH FALLS, OREGON; thence Northwest on said West line of Sixth Street 40 feet; thence Southwest and parallel with High Street 71 feet; thence Southeast parallel with Sixth Street 40 feet; thence Northwesterly parallel with High Street 71 feet to the place of beginning.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Mountain Title Co. the 26th day
of June A.D., 19 92 at 11:28 o'clock A M., and duly recorded in Vol. M92
of Deeds on Page 14048.

Evelyn Biehn - County Clerk

By *Dorinda M. [Signature]*

FEE \$35.00