

48055

WARRANTY DEED

Vol. m92 Page 16545

mtc 28145 MK
 KNOW ALL MEN BY THESE PRESENTS, That JOHN P. ZEGGERT and SHARON J. ZEGGERT, as tenants by the entirety
 hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by WILLIAM W. WATSON and ELIZABETH S. WATSON, 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:

Lot 8 in Block 1, TRACT 1182, GREEN KNOLL ESTATES, according to the
 official plat thereof on file in the office of the County Clerk of
 Klamath County, Oregon. SUBJECT TO: Trust Deed (including terms and
 provisions) dated February 19, 1986, recorded February 24, 1986, Volume M86
 Page 3111 Microfilm Records of Klamath County, Oregon, wherein the
 beneficiary is Klamath First Federal Savings and Loan Association, wherein
 the beneficial interest under said trust deed was assigned by instrument, recorded
 March 15, 1988, Volume M88, Page 3608, Microfilm Records of Klamath County, Oregon,
 wherein the beneficiary is First Service Corporation of Oregon. ***

"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 \$ 210,000.00

XX
 XX
 XX

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 27 day of July, 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. ***THE ABOVE GRANTEE DOES NOT AGREE TO ASSUME, AND TO PAY IN

FULL THIS OBLIGATION.

STATE OF OREGON,

County of Klamath) ss.
July 27, 19 92

John P. Zeggert
 JOHN P. ZEGGERT

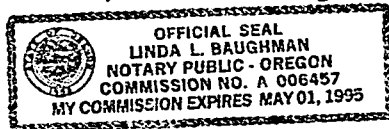
Sharon J. Zeggert
 SHARON J. ZEGGERT

Personally appeared the above named _____
JOHN P. ZEGGERT
SHARON J. ZEGGERT

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

Before me:

Linda L. Baughman
 Notary Public for Oregon
 My commission expires: 5-1-95



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: _____

JOHN P. ZEGGERT and SHARON J. ZEGGERT

1660 Old Fort Rd
Klamath Falls, OR 97601
 GRANTOR'S NAME AND ADDRESS

WILLIAM W. WATSON and ELIZABETH S. WATSON
1660 OLD FORT ROAD
KLAMATH FALLS, OR 97601
 GRANTEE'S NAME AND ADDRESS

After recording return to:
WILLIAM W. WATSON and ELIZABETH S. WATSON
1660 OLD FORT ROAD
KLAMATH FALLS, OR 97601
 NAME, ADDRESS, ZIP

Until a change is requested all tax statements shall be sent to the following address:
WILLIAM W. WATSON and ELIZABETH S. WATSON
1660 OLD FORT ROAD
KLAMATH FALLS, OR 97601
 NAME, ADDRESS, ZIP

STATE OF OREGON,

ss.

County of Klamath
 I certify that the within instrument was
 received for record on the 27th
 day of July, 19 92,
 at 3:52 o'clock P. M., and recorded
 in book M92 on page 16545 or as
 file/reel number 48055.
 Record of Deeds of said county.
 Witness my hand and seal of County
 affixed.

Evelyn Biehn, County Clerk
Recording Officer
 By Deborah M. Mendenhall Deputy

Fee \$30.00