

48368

MTC 27929-LB

WARRANTY DEED

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KNOW ALL MEN BY THESE PRESENTS, That

LISA LEGGET, TRUSTEE OF THE FIRST FAMILY TRUST

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by DONALD J. LARKIN, TRUSTEE and DEBORAH A. LARKIN, TRUSTEE, 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 5 in Block 4, BELLA VISTA, TRACT 1235, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

28 \*\*for the Larkin Family Revocable Trust, Dated August 21, 1990

"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 \$ 22,100.00

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 27 day of July, 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.

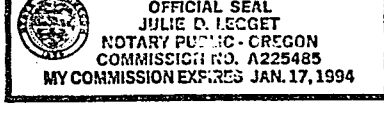
STATE OF OREGON, )  
County of Klamath ) ss.  
July 27, 1992.

LISA LEGGET, TRUSTEE  
OF THE FIRST FAMILY TRUST

Personally appeared the above named  
LISA LEGGET, TRUSTEE

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

Before me: Julie A. Legget  
Notary Public for Oregon  
My commission expires: 1-17-94



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)

LISA LEGGET and TRUSTEE  
4861 LAVERNE  
KLAMATH FALLS, OR 97603

GRANTOR'S NAME AND ADDRESS  
DONALD J. LARKIN, TRUSTEE, DEBORAH A. LARKIN  
239 AUSTIN  
UPLAND, CA 91786

GRANTEE'S NAME AND ADDRESS  
DONALD J. LARKIN, TRUSTEE, DEBORAH A. LARKIN  
239 AUSTIN  
UPLAND, CA 91786

NAME, ADDRESS, ZIP  
DONALD J. LARKIN, TRUSTEE, DEBORAH A. LARKIN  
239 AUSTIN  
UPLAND, CA 91786

NAME, ADDRESS, ZIP  
DONALD J. LARKIN, TRUSTEE, DEBORAH A. LARKIN  
239 AUSTIN  
UPLAND, CA 91786

STATE OF OREGON,  
County of Klamath ss.

I certify that the within instrument was  
received for record on the 31st  
day of July, 1992.

at 3:28 o'clock P.M., and recorded  
in book M92 on page 17140 or as  
filed number 48368.

Record of Deeds of said county.  
Witness my hand and seal of County  
affixed.

Evelyn Biehn, County Clerk  
Recording Officer  
By Danielle M. Muller, Deputy

Fee \$30.00