

53351

WARRANTY DEED

MTZ 28753-KR

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KNOW ALL MEN BY THESE PRESENTS, That

BURL FLETCHER

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by _____, hereinafter called FRED J. BIGGINS and GLADYS C. BIGGINS, 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 5 in Block 1 of PINE GROVE RANCHETTES, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, EXCEPT Lot "A" as shown on said plat. TOGETHER WITH a 1991 FLTWD Mobile, Oregon License #X211149, Serial #CAFL17A12287SP situate on the real property described herein.

"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 \$ 42,500.00

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 3rd day of November, 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.

STATE OF OREGON,)
County of Klamath) ss.
November , 19 92 .

Personally appeared the above named _____
BURL FLETCHER

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

Before me:

Kristi L. Redd
Notary Public for Oregon
My commission expires: 11/16/95

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: _____

BURL FLETCHERKLAMATH FALLS, OR

GRANTOR'S NAME AND ADDRESS

FRED J. BIGGINS and GLADYS C. BIGGINS
2188 BARBERRY WAY
RENO, NV 89512

GRANTEE'S NAME AND ADDRESS

FRED J. BIGGINS and GLADYS C. BIGGINS
2188 BARBERRY WAY
RENO, NV 89512

NAME, ADDRESS, ZIP

Until a change is requested all tax statements shall be sent to the following address:

FRED J. BIGGINS and GLADYS C. BIGGINS
2188 BARBERRY WAY
RENO, NV 89512

NAME, ADDRESS, ZIP

STATE OF OREGON, ss.

County of Klamath
I certify that the within instrument was received for record on the 4th day of Nov., 19 92, at 11:37 o'clock A M., and recorded in book M92 on page 26051 or as file/reel number 53351.
Record of Deeds of said county.
Witness my hand and seal of County affixed.

SPACE RESERVED

FOR

RECORDERS USE

Evelyn Biehn, County Clerk
Recording Officer

By Pauline Mulholland Deputy

Fee \$30.00