

55019

WARRANTY DEED  
MTL 28963-MK

KNOW ALL MEN BY THESE PRESENTS, That

CARLENE JOHNSTON

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by \_\_\_\_\_, hereinafter called MARSHA COLE 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 12 in SUNRISE PARK, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

SUBJECT TO existing Real Estate Contract, Dated March 25, 1988, Recorded March 29, 1988, in volume M88, page 4367, Microfilm Records of Klamath County, 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 \$ 54,000.00

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 10th day of December, 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.  
December 10, 19 92

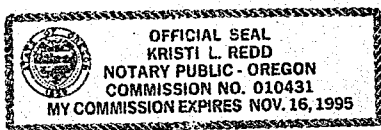
Personally appeared the above named CARLENE JOHNSTON

CAROL A. COSSEY AS ATTORNEY IN  
FACT FOR CARLENE JOHNSTON

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

Before me:

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: \_\_\_\_\_

CARLENE JOHNSTON  
3841 OCEAN BEACH HWY. APT. #A33  
LONGVIEW, WA 98632

GRANTOR'S NAME AND ADDRESS

MARSHA COLE  
4225 SUMMERS LANE  
KLAMATH FALLS, OR 97603

GRANTEE'S NAME AND ADDRESS

After recording return to:

MARSHA COLE  
4225 SUMMERS LANE  
KLAMATH FALLS, OR 97603

NAME, ADDRESS, ZIP

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

MARSHA COLE  
4225 SUMMERS LANE  
KLAMATH FALLS, OR 97603

NAME, ADDRESS, ZIP

STATE OF OREGON,

ss.

County of Klamath

I certify that the within instrument was received for record on the 10th day of Dec., 19 92 at 11:50 o'clock A M., and recorded in book M92 on page 29263 or as file/reel number 55019

Record of Deeds of said county.

Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk  
Recording Officer  
By Pauline M. Mulholland Deputy

Fee \$30.00