

63040

WARRANTY DEED

WARRANTY DEED
MTC 30177-KR

KNOW ALL MEN BY THESE PRESENTS, That

OSCAR E. CLEVELAND and JOAN CLEVELAND, husband and wife
hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by _____
FREDRICK W. FAHNER and JESSIE P. FAHNER, 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 10, Block 7, TRACT NO. 1035, GATEWOOD, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

MOUNTAIN TITLE COMPANY

"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 \$ 16,000.00

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 15th day of June, 1993; 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.
June 15, 1993

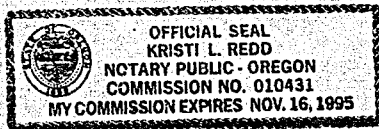
Personally appeared the above named
OSCAR E. CLEVELAND for himself and
as attorney-in-fact for JOAN
CLEVELAND

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

Before me: Kristen L. Keld
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 _____
My commission expires: _____ (SEAL)



OSCAR E. CLEVELAND
P.O. Box 92204
Henderson, NV 89009
GRANTOR'S NAME AND ADDRESS

FREDRICK W. FAHNER
PO BOX 462
TULE LAKE, CA 96134

After recording return to:
FREDRICK W. FAHNER
PO BOX 462
TULELAKE, CA 96134

NAME, ADDRESS, ZIP

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

FREDRICK W. FAHNER
PO BOX 462
TULELAKE, CA 96134

NAME, ADDRESS, ZIP

STATE OF OREGON.

County of klamath ss.

I certify that the within instrument was received for record on the 15th day of June, 19 93 at 11:22 o'clock A M., and recorded in book M93 on page 13929 or as file/reel number 63040

Record of Deeds of said county.

Witness my hand and seal of Court affixed.

Evelyn Biehn, County Clerk
Recording Officer
Audrey Nulander Deputy

Fee \$30.00

06-15-93A11:22 RCVD

MOUNTAIN TITLE COMPANY

MOUNTAIN TITLE COMPANY