

WARRANTY DEED

MTC 30492-KR

KNOW ALL MEN BY THESE PRESENTS, That

KENNETH W. DODGE and NANCY M. DODGE, husband and wife

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by RICHARD J. MORTON and HANNELORE E. MORTON, 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:

Lots 18 and 19 in Block 24 of TRACT 1113, OREGON SHORES SUBDIVISION, UNIT 2, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon. ~~TOGETHER WITH a 1980 FUQUA MOBILE HOME, Oregon license #X165758, Serial #425B519 which is situate on the real property described herein.~~ SUBJECT TO: Trust Deed recorded October 2, 1979, in Volume M79, page 23312, Microfilm Records of Klamath County, Oregon in favor of Klamath First Federal Savings and Loan Association (affects Lot 18 only) which the above named parties hereby agree to assume and pay in full. *2002 710*

"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 \$ 50,000.00. However, the actual consideration consists of or includes other property or value given or promised which is the ~~whole~~ part of the consideration (indicate which). (The sentence between the symbols, if not applicable, should be deleted. See ORS 93.030.)

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 22nd day of July, 19 93; 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.

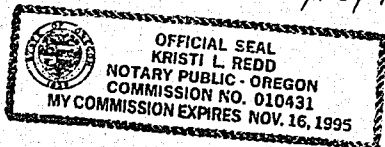
STATE OF OREGON,
County of Klamath ss.
July 22, 19 93.

Kenneth W. Dodge
KENNETH W. DODGE
Nancy M. Dodge
NANCY M. DODGE

Personally appeared the above named
KENNETH W. DODGE
NANCY M. DODGE

and acknowledged the foregoing instrument to be their 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 _____
My commission expires: _____ (SEAL)

KENNETH W. DODGE and NANCY M. DODGE
PO BOX 644
CHILOQUIN, OR 97624

GRANTOR'S NAME AND ADDRESS
RICHARD J. MORTON and HANNELORE E. MORTON
942 NIGHTINGALE DR.
FAIRFIELD, CA 94533

GRANTEE'S NAME AND ADDRESS

After recording return to:
RICHARD J. MORTON and HANNELORE E. MORTON
942 NIGHTINGALE DR.
FAIRFIELD, CA 94533

NAME, ADDRESS, ZIP

Until a change is requested all tax statements shall be sent to the following address
RICHARD J. MORTON and HANNELORE E. MORTON
942 NIGHTINGALE DR.
FAIRFIELD, CA 94533

NAME, ADDRESS, ZIP

STATE OF OREGON, _____ ss.
County of Klamath

I certify that the within instrument was received for record on the 26th day of July, 19 93, at 2:39 o'clock P. M., and recorded in book M93 on page 18187 or as file/reel number 65178.
Record of Deeds of said county.
Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk

Recording Officer
By Pauline Mulhender Deputy

Fee \$30.00