

WARRANTY DEED  
MTC 30274-HF

KNOW ALL MEN BY THESE PRESENTS, That  
 JOHN EDWARD TOFELL and SHARON MARIE TOFELL, husband and wife  
 hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by  
 MONTE L. PASSMORE and TERRI A. PASSMORE, husband and wife  
 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:  
 SEE EXHIBIT A WHICH IS MADE A PART HEREOF BY THIS REFERENCE

## 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 \$ 40,000.00

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 27 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 27th, 19 93.

John Edward Tofell  
 JOHN EDWARD TOFELL  
Sharon Marie Tofell  
 SHARON MARIE TOFELL

Personally appeared the above named  
 JOHN EDWARD TOFELL  
 SHARON MARIE TOFELL

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

Before me: Helen Mink  
 Notary Public for Oregon  
 My commission expires:



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)

JOHN EDWARD TOFELL and SHARON MARIE TOFELL  
 7017 SIERRA PLACE  
 KLAMATH FALLS, OR 97603

GRANTOR'S NAME AND ADDRESS  
 MONTE L. PASSMORE and TERRI A. PASSMORE  
 P.O. BOX 178  
 KENO, OR 97627

GRANTEE'S NAME AND ADDRESS  
 MONTE L. PASSMORE and TERRI A. PASSMORE  
 P.O. BOX 178  
 KENO, OR 97627

NAME, ADDRESS, ZIP  
 MONTE L. PASSMORE and TERRI A. PASSMORE  
 P.O. BOX 178  
 KENO, OR 97627

NAME, ADDRESS, ZIP

STATE OF OREGON,

County of \_\_\_\_\_ ss.

I certify that the within instrument was received for record on the \_\_\_\_\_ day of \_\_\_\_\_, 19 \_\_\_\_\_, at \_\_\_\_\_ o'clock \_\_\_\_\_ M., and recorded in book \_\_\_\_\_ on page \_\_\_\_\_ or as file/reel number \_\_\_\_\_, Record of Deeds of said county.  
 Witness my hand and seal of County affixed.

By \_\_\_\_\_ Recording Officer  
 Deputy

MOUNTAIN TITLE COMPANY

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07-28-93 P03:48 RVD

18517

**EXHIBIT "A"**  
**LEGAL DESCRIPTION**

A tract of land situated in the SE1/4 of SE1/4 of Section 8, Township 40 South, Range 10, East of the Willamette Meridian, Klamath County, Oregon, described as follows:

Beginning at a 1/2 inch iron pin south 0 degrees 30" East 1,341.15 feet and South 89 degrees 59' 30" West 990.00 feet from a 1/2 inch iron pipe found in a mound of rocks for East quarter corner of Section 8, thence South 0 degrees 30' East 670.85 feet to a 1/2 inch iron pin; thence South 89 degrees 58' 30" West 311.00 feet to an iron pin, at the East line of County Road; thence North 0 degrees 30' West 670.95 feet along said road to a 1/2 inch iron pin; thence North 89 degrees 59' 30" East 310.0 feet to the point of beginning.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Mountain Title co the 28th day  
of July A.D., 19 93 at 3:48 o'clock P.M., and duly recorded in Vol. M93,  
of Deeds on Page 18516.

Evelyn Biehn County Clerk  
By Marlene Muelandore

FEE \$35.00