090 04 15142 65384 MTC#30519

## MOUNTAIN TITLE COMPANY

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That \_\_\_\_\_ Lance A. Barnes and Beverly J. Barnes

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by \_\_\_\_\_Peter R. Haugan and Virginia M. Haugan, husband and wife \_\_\_\_\_, hereinafter calle

the grantee, does hereby grant, bargain, sell and convey unto the said grantee and grantee's heirs, successors and assigns, , hereinafter called 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 3 in Block 15 of TRACT 1108, SEVENTH ADDITION TO SUNSET VILLAGE, 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 record and those apparent upon the land, if any, as of the date of this deed, except those of

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 \$ \_\_87,900.00

In construing this deed and where the context so requires, the singular includes the plural and all grammatical , 19 93

if a corporate grantor, it has caused its name to be signed and seal affixed by its offigers, duly authorized thereto by order of its board of directors, and

STATE OF OREGON. ance A. Barnes County of Klamath July 21 Personally appeared the above named Lance A. Barnes and Beverly J. Barnes and acknowledged the foregoing instrument to be \_\_\_\_\_\_their voluntary act and deed. Before me: Notary Public for Orlegon , 19 My commission expires: 9-1496 OFFICIAL SEAL GALE RAMEY NOTARY PUBLIC - OREGON COMMISSION NO. 018331 COMMISSION EXAMPS SEPT. 14, 1996

STATE OF OREGON, County of \_ The foregoing instrument was acknowledged before me this , by president, and by

secretary of \_ \_ corporation, on behalf of the corporation.

Notary Public for Oregon My commission expires:

Lance A. Barnes and Beverly J. Barnes		STATE OF OREGON,
GRANDERS NAME AND ADDRESS Peter R. Haugan and Virginia M. Haugan	SINCE RESERVED IGR RECORDERS INC.	5s. County of <u>Klamath</u> I certify that the within instrument was received for record on the <u>29th</u> day of <u>July</u> , 19 <u>93</u> , at <u>1:30</u> o'clock <u>P</u> M., and recorded in book <u>M93</u> on page <u>18657</u> or as file/reel number <u>65384</u> . Record of Deeds of said county. Witness my hand and scal of County affixed.
Klamath Falls, Oregon 97603		
GRASTIL'S NAME AND ADDRESS		
Klamath First Federal P. O. Box 5270		
Klamath Falls, OR 97601		
Init a change is requested all tas statements shall be sent to the following astress		<u>Evelyn Biehn, County</u> Clerk
P 0 Box 5270 Klamath Falls, QR97601	<u>Fee \$30,00</u>	Recording Officer By Caulous Mucles ad Deputy

(SEAL)

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MOUNTAIN TITLE COMPANY