

MTC 30415-HF
WARRANTY DEEDKNOW ALL MEN BY THESE PRESENTS, That Sally M. Kent as

TRUSTEE OF THE HELEN E. MUELLER FAMILY TRUST **

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by TIM I. MAST and MAUREEN M. MAST, 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 19 and 20 in Block 27 HOT SPRINGS ADDITIONS to City of Klamath Falls, Oregon 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 \$ 86,500.00

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 30 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 30, 19 93.

Sally M. Kent (Trustee)
SALLY M. KENT, TRUSTEE OF THE HELEN
E. MULLER FAMILY TRUST

Personally appeared the above named
SALLY M. KENT

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

Before me:

Helen M. Fink
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)

TRUSTEE OF THE HELEN E. MUELLER TRUST

2309 Linda Vista Dr.
Klamath Falls, OR 97601

GRANTOR'S NAME AND ADDRESS

TIM I. MAST and MAUREEN M. MAST
1833 EARLE STREET
KLAMATH FALLS, OR 97601

GRANTEE'S NAME AND ADDRESS

After recording return to:
TIM I. MAST and MAUREEN M. MAST
1833 EARLE STREET
KLAMATH FALLS, OR 97601

NAME, ADDRESS, ZIP

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

TIM I. MAST and MAUREEN M. MAST
1833 EARLE STREET
KLAMATH FALLS, OR 97601

NAME, ADDRESS, ZIP

STATE OF OREGON, _____ ss.

County of Klamath

I certify that the within instrument was received for record on the 5th day of Aug., 19 93, at 9:26 o'clock A. M., and recorded in book M93 on page 19334 or as file/reel number 65751.

Record of Deeds of said county.
Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk

Recording Officer

Doreen Mueller Deputy

Fee \$30.00

MOUNTAIN TITLE COMPANY

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08-05-93AUG:26 KCVD