

68317

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That Lester Reed Harris and Vicki Lynn Harris

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by Cameron F. Wogan and Mary Lou Wogan, 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 19 in Block 17 of HILLSIDE ADDITION to the City of Klamath Falls 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 of the date of this deed,

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 \$ 127,000.00

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 17th day of September, 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)
September 17, 19 93) ss.

Lester Reed Harris
Vicki Lynn Harris

Personally appeared the above named _____

Lester Reed Harris and Vicki Lynn Harris

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

Before me:

Gale Ramey
Notary Public for Oregon

My commission expires: Sept. 14, 1996



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)

Lester Reed Harris & Vicki Lynn Harris
1218 Lisa Ct NE
Keizer OR 97303

GRANTOR'S NAME AND ADDRESS

Cameron F. Wogan and Mary Lou Wogan
2035 Del Moro
Klamath Falls OR 97601

GRANTEE'S NAME AND ADDRESS

After recording, return to:
Klamath First Federal
P. O. Box 5270
Klamath Falls, OR 97601

NAME, ADDRESS, ZIP

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

Klamath first Federal
P. O. Box 5270
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 17th day of Sept., 19 93, at 11:32 o'clock A. M. and recorded in book M93 on page 24079 or as file/reel number 68317

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

Evelyn Biehn, County Clerk
Recording Officer
By David M. Miller Deputy

FEE: \$30.00

MOUNTAIN TITLE COMPANY

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09-17-93A11-32 RCVD