

NL 69399

WARRANTY DEED

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KNOW ALL MEN BY THESE PRESENTS, That GAYLEN WALTERS and JUDITH WALTERS,hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by CHARLES M. KRAMER and JANICE M. KRAMER, husband and wifehereinafter called the grantee, does hereby grant, bargain, sell and convey unto the grantee and grantee's heirs, successors and assigns, that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or in any way appertaining, situated in Klamath County, State of Oregon, described as follows,to-wit:
Lot 89 in Block 1, Tract 1060, SUN FOREST ESTATES, in the County of
Klamath, State of Oregon.

Code 248, Map 2310-36C0, Tax Lot 1400

To Have and to Hold the same unto the grantee and grantee's heirs, successors and assigns forever.

And grantor hereby covenants to and with grantee and grantee's heirs, successors and assigns, that grantor is lawfully seized in fee simple of the above granted premises, free from all encumbrances except covenants, conditions, restrictions, reservations, rights, rights of way and easements of record, if any, and apparent upon the land.

and that grantor will warrant and forever defend the 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 \$3,000.00.
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, where the context so requires, the singular includes the plural and all grammatical changes shall be made so that this deed shall apply equally to corporations and to individuals.

In Witness Whereof, the grantor has executed this instrument this _____ day of _____, 19____; if a corporate grantor, it has caused its name to be signed and its seal, if any, affixed by an officer or other person duly authorized to do so by order of its board of directors.

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.

CALIFORNIA

STATE OF OREGON, County of NAPAThis instrument was acknowledged before me on OCTOBER 5, 1993,
by GAYLEN WALTERS & JUDITH WALTERS

This instrument was acknowledged before me on _____, 19____,

by _____,

as _____,

of _____.

PATRICIA J. DRUCQUER
Comm. # 983797
NOTARY PUBLIC - CALIFORNIA
Napa County
My Comm. Expires Jan. 31, 1997Patricia J. DrucquerNotary Public for Oregon C-9
My commission expires 1-31-97

CERTIFICATE OF ACKNOWLEDGMENT

State of California

County of NAPA

SS.

On OCTOBER 5, 1993 before me, _____
(date) (name and title of officer)PATRICIA J. DRUCQUER, personally appeared
GAYLEN & JUDITH WALTERS

personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

Notary's Signature

Patricia J. DrucquerPATRICIA J. DRUCQUER
Comm. # 983797
NOTARY PUBLIC - CALIFORNIA
Napa County
My Comm. Expires Jan. 31, 1997

STATE OF OREGON: COUNTY OF KLAMATH: SS.

Filed for record at request of Charles M. Kramer the 8th day
of Oct. A.D., 19 93 at 1:31 o'clock P. M., and duly recorded in Vol. M93
of Deeds on Page 26283

FEE \$30.00

Return & Taxes: Charles & Janice Kramer,
1012 Woodridge Dr., Vacaville, Ca. 95637

Evelyn Biehn

County Clerk

By Danette M. Mendenhall