

70134

10-22-93P01:37 RCVD

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## WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that M. C. DOUGLASS, hereinafter called Grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto MAURICE C. DOUGLASS as Trustee, or his successor Trustees, of the DOUGLASS FAMILY TRUST dated 15 October, 1993, hereinafter called Grantee, and unto Grantee's heirs, successors and assigns, all of that certain real property with the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining, situated in the County of Klamath, State of Oregon, being described as follows, to-wit:

Lots 4, 5 and 6 in Block 13 of DIXON 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

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

Grantor covenants that Grantor is seized of an indefeasible estate in the real property described above in fee simple, that Grantor has good right to convey the property, that the property is free from encumbrances except as specifically set forth herein, and that Grantor warrants and will defend the title to the property against all persons who may lawfully claim the same by, through, or under Grantor, provided that the foregoing covenants are limited to the extent of coverage available to Grantor under any applicable standard or extended policies of title insurance, it being the intention of the Grantor to preserve any existing title insurance coverage.

The true consideration for this conveyance is \$0.

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.

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.

IN WITNESS WHEREOF, the Grantor has executed this instrument this 15 day of October, 1993.

M. C. Douglass  
M. C. DOUGLASS

STATE OF OREGON )  
 ) ss.  
County of Multnomah )

Personally appeared before me M. C. DOUGLASS and acknowledged the foregoing instrument to be his voluntary act on the 15 day of October, 1993.



Miriam A. Smith  
NOTARY PUBLIC FOR OREGON  
My Commission Expires: 10/27/96

GRANTOR: MAURICE C. DOUGLASS  
GRANTEE: MAURICE C. DOUGLASS as Trustee, or his successor  
Trustees, of the DOUGLASS FAMILY TRUST

Send future tax statements to: Rodney and Marie Murray  
1945 Painter  
Klamath Falls, Oregon 97601

After recording return to:  
Richard R. Hattenhauer  
Attorney at Law  
4640 S.W. Macadam Ave., Suite 280  
Portland, Oregon 97201  
(503) 226-3221

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Richard Hattenhauer the 22nd day of Oct A.D., 19 93 at 1:37 o'clock P M., and duly recorded in Vol. M93 of Deeds on Page 27740.

FEE \$30.00

Evelyn Biehn County Clerk  
By Debra L. Mullins