

70872

MOUNTAIN TITLE COMPANY

Vol. 93 Page 29293

WARRANTY DEED

MTC 31464-KR

KNOW ALL MEN BY THESE PRESENTS, That FORREST D. EPPERSON and LINDA J. EPPERSON, as tenants in common hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by RICHARD L. REESE and JANICE E. REESE, as tenants by the entirety, 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:

That portion of the SE1/4 that lies South of Cherrywood Lane, a platted road of Juniper Acres in Section 34, Township 35 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon. EXCEPTING THEREFROM the S1/2 SW1/4 NW1/4 SE1/4 and further excepting the N1/2 NW1/4 SW1/4 SE1/4.

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"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 \$ 40,000.00

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 2nd day of November, 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,

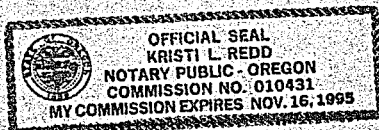
County of Klamath ss.November 2 19 93

Personally appeared the above named
FORREST D. EPPERSON
LINDA J. EPPERSON

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

Before me:

Notary Public for Oregon

My commission expires: 11/6/95

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)

FORREST D. EPPERSON and LINDA J. EPPERSON
30919 RIVERS BEND ROAD
CHILOQUIN, OR 97624

GRANTOR'S NAME AND ADDRESS

RICHARD L. REESE and JANICE E. REESE

2220 CLEAR ACRE LANE - SPACE #87
RENO NV 89503 1301 Carson St.
BARSTOW, CA 92311

GRANTEE'S NAME AND ADDRESS

RICHARD L. REESE and JANICE E. REESE

2220 CLEAR ACRE LANE - SPACE #87
RENO NV 89503 same as above

NAME, ADDRESS, ZIP

RICHARD L. REESE and JANICE E. REESE

2220 CLEAR ACRE LANE - SPACE #87
RENO NV 89503 same as above

NAME, ADDRESS, ZIP

SPACE RESERVED

FOR

RECORDER'S USE

STATE OF OREGON,

ss.

County of KlamathI certify that the within instrument was received for record on the 5th day of Nov., 19 93,at 10:53 o'clock A. M., and recorded in book M93 on page 29293 or as file/reel number 70872.

Record of Deeds of said county.

Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk

Recording Officer

By Douglas M. Nields Deputy

Fee \$30.00

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11-05-93A10:53 RCVD

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