

WARRANTY DEED

mtc 31050-JW

KNOW ALL MEN BY THESE PRESENTS, That

PATRICIA ROST, JANICE MARION, LINDA KLAWITTER, JOHN ROST, as tenants in common

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by

BRADLEY HEPPNER and DENISE HEPPNER, 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 therunto belonging or appertaining, situated in the County of KLAMATH and State of Oregon, described as follows, to-wit:

SEE EXHIBIT "A" ATTACHED WHICH IS MADE A PART HEREOF BY THIS REFERENCE



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."

AND TO DETERMINE ANY

LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.930."

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 \$12,000.00
How much of the consideration was paid in cash? \$0.00
part of the consideration was paid in cash? \$0.00
See ORS 93.030

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 10 day of Dec, 1992, 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 _____) ss.

Personally appeared the above named

PATRICIA ROST

JANICE MARION

LINDA KLAWITTER

John Rost

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

Before me:

Notary Public for Oregon
My commission expires:

STATE OF OREGON, County of _____) ss.

The foregoing instrument was acknowledged before me this

10

by

president, and by

secretary of

a _____ corporation, on behalf of the corporation.

Notary Public for Oregon

My commission expires:

(SEAL)

PATRICIA ROST, JANICE MARION, LINDA KLAWITTER and JOHN ROST

415 EAST SUNNY HILLS ROAD

ELLENDALE, CA 95625

BRADLEY HEPPNER and DENISE HEPPNER

P.O. BOX 381

CHILCOTH, OR 97624

BRADLEY HEPPNER and DENISE HEPPNER

P.O. BOX 381

CHILCOTH, OR 97624

BRADLEY HEPPNER and DENISE HEPPNER

P.O. BOX 381

CHILCOTH, OR 97624

STATE OF OREGON,

County of _____) ss.

I certify that the within instrument was received for record on the

day of _____, 19

at _____ o'clock _____ M., and recorded

in book _____ on page _____ or as

filed number _____

Record of Deeds of said county.

Witness my hand and seal of county affixed.

Recording Officer

By

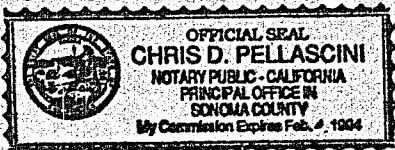
Deputy

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

No. 5193

State of California
 County of Sonoma
 On 12-10-93 before me, Chris D. Pellascini
DATE NAME, TITLE OF OFFICER - E.G., "JANE DOE, NOTARY PUBLIC"
 personally appeared John E. Rost
NAME(S) OF SIGNER(S)

☐ personally known to me - OR - ☒ proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) 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.

Chris D. Pellascini
SIGNATURE OF NOTARY

OPTIONAL SECTION

CAPACITY CLAIMED BY SIGNER

Though statute does not require the Notary to fill in the data below, doing so may prove invaluable to persons relying on the document.

- ☒ INDIVIDUAL
☐ CORPORATE OFFICER(S)
TITLE(S)
☐ PARTNER(S) ☐ LIMITED
☐ GENERAL
☐ ATTORNEY-IN-FACT
☐ TRUSTEE(S)
☐ GUARDIAN/CONSERVATOR
☐ OTHER: _____

SIGNER IS REPRESENTING:

NAME OF PERSON(S) OR ENTITY(IES)

OPTIONAL SECTION

THIS CERTIFICATE MUST BE ATTACHED TO THE DOCUMENT DESCRIBED AT RIGHT:

Though the data requested here is not required by law, it could prevent fraudulent reattachment of this form.

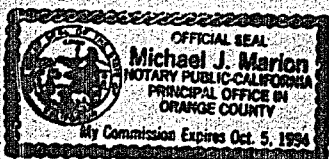
TITLE OR TYPE OF DOCUMENT Warranty Deed
 NUMBER OF PAGES 1 DATE OF DOCUMENT 12-10-93
 SIGNER(S) OTHER THAN NAMED ABOVE Patricia Rost, Janice Marlow, Linda Klavitt

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

No. 5103

State of California
 County of Orange
 On 12-3-93 before me, Michael Marion, Notary Public
DATE NAME, TITLE OF OFFICER - E.G., "JANE DOE, NOTARY PUBLIC"
 personally appeared Linda Klawitter
NAME(S) OF SIGNER(S)

☒ 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.

Michael Marion
SIGNATURE OF NOTARY

OPTIONAL SECTION

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TITLE OR TYPE OF DOCUMENT Warranty DeedNUMBER OF PAGES 1 DATE OF DOCUMENTSIGNER(S) OTHER THAN NAMED ABOVE Patricia Post, Janice Marion, John Post

CAPACITY CLAIMED BY SIGNER

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TITLE(S)

☐ PARTNER(S) ☐ LIMITED
☐ GENERAL
☐ ATTORNEY-IN-FACT
☐ TRUSTEE(S)
☐ GUARDIAN/CONSERVATOR
☐ OTHER: _____

SIGNER IS REPRESENTING:
 NAME OF PERSON(S) OR ENTITY(IES)

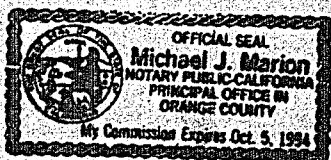
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CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

No. 5103

State of California
 County of Orange
 On 12-3-93 before me, Michael Marion, Notary Public
DATE NAME, TITLE OF OFFICER - E.G., "JANE DOE, NOTARY PUBLIC"
 personally appeared Patricia Post
NAME(S) OF SIGNER(S)

☐ 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.

Michael Marion
SIGNATURE OF NOTARY

OPTIONAL SECTION

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TITLE OR TYPE OF DOCUMENT Warranty DeedNUMBER OF PAGES 1 DATE OF DOCUMENTSIGNER(S) OTHER THAN NAMED ABOVE Janice Marion, Linda Klawitter, John Post

CAPACITY CLAIMED BY SIGNER

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☐ GENERAL
☐ ATTORNEY-IN-FACT
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☐ GUARDIAN/CONSERVATOR
☐ OTHER: _____

SIGNER IS REPRESENTING:
 NAME OF PERSON(S) OR ENTITY(IES)

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EXHIBIT "A" LEGAL DESCRIPTION

Lots 18 and 19 in Block 3 of WOODLAND PARK, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Together with an undivided 2/88ths interest in the following described land: 2 parcels situated in Lots 1 and 2, Section 15, Township 34 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon, and being more particularly described as follows:

PARCEL 1

Beginning at the Northwest corner of said Section 15, Township 34 South, Range 7 East of the Willamette Meridian and running thence along the North line of said Section, North 89 degrees 42' 15" East 400 feet; thence South 62.42 feet; thence South 46 degrees 57' 20" West 408.82 feet to the Northeasterly bank of the Williamson River; thence following said river bank North 37 degrees 53' 20" West 136.90 feet thence North 16 degrees 33' West 60.98 feet to the West line of Section 15; thence Northerly on said Section line 172.92 feet to the point of beginning.

PARCEL 2

Beginning at the Northwest corner of Section 15, Township 34 South, Range 7 East of the Willamette Meridian and running thence North 89 degrees 42' 15" East 400.0 feet along the North line of said Section 15; thence South 62.42 feet; thence South 50 degrees 43' 50" East 453.16 feet; thence South 76 degrees 17' 30" East 886.79 feet to the true point of beginning of this description; thence South 35 degrees 56' 30" West 446.55 feet to a point on the Northeasterly bank of Williamson River; thence South 45 degrees 32' 20" East 84.00 feet; thence North 44 degrees 52' 10" East 411.58 feet; thence North 34 degrees 25' 40" West 156.01 feet, more or less, to the true point of beginning of this description.

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

No. 5193

State of CaliforniaCounty of OrangeOn 12-6-93 before me, Steve Driscoll, Notary Public
DATE NAME, TITLE OF OFFICER - E.G., "JANE DOE, NOTARY PUBLIC"personally appeared Janice Marion
NAME(S) OF SIGNER(S)

☒ 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.



SIGNATURE OF NOTARY

OPTIONAL SECTION

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STATE OF OREGON: COUNTY OF KLAMATH:

TITLE OR TYPE OF DOCUMENT Warranty DeedNUMBER OF PAGES 1 DATE OF DOCUMENTSIGNER(S) OTHER THAN NAMED ABOVE Patricia Rost, Linda Klawitter, John Rost

Filed for record at request of Mountain Title Co the 15th day of Dec. A.D., 19 93 at 11:05 o'clock A M., and duly recorded in Vol. M93 of Deeds on Page 33316

Evelyn Biehn
By Caroline Muelendorfer County Clerk

FEE \$45.00

OPTIONAL SECTION

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☐ GUARDIAN/CONSERVATOR
☐ OTHER:

SIGNER IS REPRESENTING:

NAME OF PERSON(S) OR ENTITY(IES)