

## WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That

TRUSTEE OF THE FIRST FAMILY TRUST

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by THOMAS P. MAHON and PENELOPE A. MAHON, husband and wife, hereinafter called the grantee, does hereby grant, bargain, sell and convey unto the said grantee and grantees 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 6 in Block 4, BELLA VISTA, TRACT 1235, according to the official plat thereof on file in the office of the County Clerk of the 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."

AND TO DETERMINE ANY LEADS 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 grantees 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 \$ 22,000.00

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 17 day of December, 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.December 17, 1993

Personally appeared the above named

TRUSTEE OF THE FIRST FAMILY TRUST

Lisa Legget

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

Before me,

Notary Public for Oregon

My commission expires: 4/20/96

OFFICIAL SEAL  
MARY KENNEALLY  
NOTARY PUBLIC - OREGON  
COMMISSION NO. 014776  
MY COMMISSION EXPIRES APR 20, 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)

TRUSTEE OF THE FIRST FAMILY TRUST

4861 LAVERNE

KLAMATH FALLS, OR 97603

GRANTOR'S NAME AND ADDRESS

THOMAS P. MAHON and PENELOPE A. MAHON

283 S. KATHLEEN

ORANGE, CA 92669

GRANTEE'S NAME AND ADDRESS

THOMAS P. MAHON and PENELOPE A. MAHON

283 S. KATHLEEN

ORANGE, CA 92669

NAME, ADDRESS, ZIP

THOMAS P. MAHON and PENELOPE A. MAHON

283 S. KATHLEEN

ORANGE, CA 92669

NAME, ADDRESS, ZIP

STATE OF OREGON,

County of Klamath ss.

I certify that the within instrument was

received for record on the 20thday of Dec, 19 93at 3:41 o'clock P.M. and recordedin book M93 on page 33967 or asfile/reel number 73078

Record of Deeds of said county.

Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk

Recording Officer

By Shelene Mullendore, Deputy

Fee \$30.00