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12-23-93A11:39 RCVD

MOUNTAIN TITLE COMPANY

MOUNTAIN TITLE COMPANY

WARRANTY DEED

MTC 31824-KR

KNOW ALL MEN BY THESE PRESENTS, that STEVEN H. HAUGE and PAMELA HAUGE, as tenants by the entirety hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by DONALD L. SIMMONS and CARRIE J. SIMMONS, 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 thereunto belonging or appertaining, situated in the County of KLAMATH and State of Oregon, described as follows, to-wit:

Lot 4, Block 4 FIRST ADDITION TO BUREKER PLACE, according to the official plat thereof on file in the office of the County Clerk of 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 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 $ 78,000.00 (Here comply with requirements of 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 23rd 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.

x Steven H. Hauge
STEVEN H. HAUGE

x Pamela Anne Hauge
PAMELA HAUGE
ANNE

STATE OF OREGON, County of Klamath) ss.
December 23, 19 93.

Personally appeared the above named STEVEN H. HAUGE and PAMELA HAUGE ANNE and acknowledged the foregoing instrument to be Their voluntary act and deed.

Before me: Kristi L. Redd
Notary Public for Oregon
My commission expires: 11/16/95

OFFICIAL SEAL
KRISTI L. REDD
NOTARY PUBLIC - OREGON
COMMISSION NO. 010431
MY COMMISSION EXPIRES NOV. 16, 1995

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)

STEVEN H. HAUGE and PAMELA HAUGE
1534 Kimberly Dr.
Klamath Falls, OR 97603
GRANTOR'S NAME AND ADDRESS

DONALD L. SIMMONS and CARRIE J. SIMMONS
4430 Clinton Ave.
Klamath Falls, OR 97603
GRANTEE'S NAME AND ADDRESS

After recording, return to (Name, Address, Zip):
DONALD L. SIMMONS and CARRIE J. SIMMONS
4430 Clinton Ave.
Klamath Falls, OR 97603

Until requested otherwise, send all tax statements to (Name, Address, Zip):
DONALD L. SIMMONS and CARRIE J. SIMMONS
4430 Clinton Ave.
Klamath Falls, OR 97603

SPACE RESERVED FOR RECORDER'S USE

STATE OF OREGON,) ss.
County of Klamath
I certify that the within instrument was received for record on the 23rd day of Dec., 19 93, at 11:39 o'clock A M., and recorded in book M93 on page 34462 or as file/reel number 73297, Record of Deeds of said county.
Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk
Recording Officer
By Darlene Mueller-Le, Deputy

Fee $30.00

MOUNTAIN TITLE COMPANY