

WARRANTY DEED
MTC 31885-KA

KNOW ALL MEN THESE PRESENTS, that **HUIP R. GIBSON and MARGARIT E. GIBSON, husband and wife**

hereinafter called the grantor for the consideration hereinafter stated, to grant, sell, convey and confirm, hereinafter called WALTER L. MODEN and DOMINA L. MODEN, 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 CLATSOP and State of Oregon, described as follows, to-wit:

~~SUBJECT TO: Trust Deed recorded June 12, 1992, in Volume M92, page 12870, Microfilm Records of Klamath County, Oregon in favor of Leone J. [redacted] and Robert H. Fredrickson or the survivor~~

12870, Microfilm Records of Klamath County, Oregon. In 1911 Fredrickson, Bettie L. Bail and Robert H. Fredrickson or the survivor thereof, as Beneficiaries which the above named Grantees agree to assume and pay in full as of the date of this deed

"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."

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. \$9,000.00

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$

~~The true and actual consideration of language~~

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 30th 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 30, 19 93.

Personally appeared the above named

PHILIP R. GIBSON
MARGARET E. GIBSON

_____ and acknowledged the foregoing instrument
to be their 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 _____
_____ 19_____, by _____
_____ president, and by _____
_____ secretary of _____

a _____ corporation, on behalf of the corporation.
Notary Public for Oregon _____
My commission expires: _____ (SEAL)

PHILIP R. GIBSON and MARGARET E. GIBSON
P.O. BOX 806
KLAMATH FALLS OR 97601

WALTER L. MODEN and DONNA L. MODEN
4747 A.S. 6th St.
Klamath Falls OR 97603

After accounting, return to:

WALTER L. MODEN and DONNA L. MODEN
34747 25 6th St
Klamath Falls, OR 97603

NAME, ADDRESS, ZIP

Unit) a change in requested all tax statements shall be sent in the following address.

WALTER L. MODIN and DONNA L. MODIN
4747 A S 10th St
Klamath Falls, OR 97603

STATE OF OREGON.

County of Klamath
I certify that the within instrument was
received for record on the 30th
day of Dec, 19 93,
at 11:35 o'clock A. M., and recorded
in book M93 on page 35444 or as
file/fee/ number 73738.
Record of Deeds of said county.
Witness my hand and seal of County
affixed.

Evelyn Biehn, County Clerk
Recording Officer
Dorinda Merrill, Deputy

Fee \$30.00