

WARRANTY DEED
MTC 31940-KRKNOW ALL MEN BY THESE PRESENTS, That
BYRON B. BORTIS and KAREN K. BORTIS

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by MICHAEL D. WHITCOMB and DORISANN WHITCOMB, husband and wife and TIMOTHY L. WHITCOMB, 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 16 in Block 1 of TRACT NO. 1822, FOURTH ADDITION TO SUNSET VILLAGE, 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."

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 all those of record and those apparent upon the land as of 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 \$ 119,900.00

~~UNLESS OTHERWISE SPECIFICALLY STATED IN THIS INSTRUMENT, THE GRANTOR'S OBLIGATION TO WARRANT SHALL BE LIMITED TO THE PROPERTY DESCRIBED IN THIS INSTRUMENT. THE GRANTOR'S OBLIGATION TO WARRANT SHALL NOT EXTEND TO ANY OTHER PROPERTY OR INTEREST IN ANY OTHER PROPERTY. THE GRANTOR'S OBLIGATION TO WARRANT SHALL NOT EXTEND TO ANY OTHER PROPERTY OR INTEREST IN ANY OTHER PROPERTY. THE GRANTOR'S OBLIGATION TO WARRANT SHALL NOT EXTEND TO ANY OTHER PROPERTY OR INTEREST IN ANY OTHER PROPERTY.~~

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 4th day of January, 19 94; 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.
January 7, 19 94

Personally appeared the above named
BYRON B. BORTIS and KAREN K. BORTIS

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

BYRON B. BORTIS

KAREN K. BORTIS

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)

BYRON B. BORTIS and KAREN K. BORTIS

3890 Big Vista Way
Klamath Falls, OR 97603

GRANTOR'S NAME AND ADDRESS

MICHAEL D. WHITCOMB & DORISANN WHITCOMB

3620 Granada Way
Klamath Falls, OR 97603

GRANTEE'S NAME AND ADDRESS

MICHAEL D. WHITCOMB & DORISANN WHITCOMB

3620 Granada Way
Klamath Falls, OR 97603

NAME, ADDRESS, ZIP

MICHAEL D. WHITCOMB & DORISANN WHITCOMB

3620 Granada Way
Klamath Falls, OR 97603

NAME, ADDRESS, ZIP

STATE OF OREGON,

County of Klamath

I certify that the within instrument was received for record on the 4th day of January, 19 94, at 3:53 o'clock P.M., and recorded in book M94 on page 364 or as file/reel number 73947

Record of Deeds of said county.
Witness my hand and seal of County affixed.

Evelyn Biehn County Clerk

Recording Officer

B. Pauline Munnally Deputy

Fees: \$30.00