

01-05-94A11:01 RCVD

MOUNTAIN TITLE COMPANY

MOUNTAIN TITLE COMPANY

WARRANTY DEED

mtc 31728-mk

aka JOSEPH W. WHITESIDE

KNOW ALL MEN BY THESE PRESENTS, That ROBERT W. WHITESIDE, JAMES D. ROBERTS and MARY JANE ROBERTS, All as Tenants in Common

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by ROBERT P. KINGZETT, 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:

That portion of Government Lot 27 lying West of State Highway 62 in Section 16, Township 35 South, Range 7 East of the Willamette Meridian, 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 \$ 23,500.00

~~XXXXXX THIS INSTRUMENT IS VOID FOR THE REASON THAT THE CONSIDERATION PAID FOR THIS TRANSFER IS NOT A VALID DEED. SEE ORS 30.930 XX~~

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 23 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 California
County of Kern
December 23rd, 19 93^{ss}

Personally appeared the above named

Joseph W. Whiteside

James D. Roberts

Mary Jane Roberts

and acknowledged the foregoing instrument to be their a voluntary act and deed.

Before me:

Caroline Michelle Lutz
Notary Public for Oregon CALIFORNIA
My commission expires: Sept 21 1997

STATE OF OREGON, County of _____) ss.

The foregoing instrument was acknowledged before me this

, 19 _____, by _____,

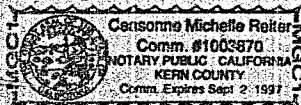
president, and by _____,

secretary of _____

a _____ corporation, on behalf of the corporation.

Notary Public for Oregon _____

My commission expires: _____ (SEAL)



Joseph W. Whiteside
P.O. Box 563
Woodlake, CA 93286
GRANTOR'S NAME AND ADDRESS

Robert P. Kingzett
1225 Pacific Terrace
Klamath Falls, OR 97601
GRANTEES NAME AND ADDRESS

After recording return to:
Robert P. Kingzett
1225 Pacific Terrace
Klamath Falls, OR 97601
NAME, ADDRESS, ZIP

Each change is required all documents shall be sent to the following address:
Robert P. Kingzett
1225 Pacific Terrace
Klamath Falls, OR 97601
NAME, ADDRESS, ZIP

STATE OF OREGON,

ss.

County of Klamath

I certify that the within instrument was received for record on the 5th day of Jan, 19 94, at 11:01 o'clock A M. and recorded in book M94 on page 415 or as file/reel number 73979, Record of Deeds of said county.

Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk

By [Signature] Notary Public

Fee \$30.00