

74435

MTC 1396-0877

WARRANTY DEED

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KNOW ALL MEN BY THESE PRESENTS, That

Klamath River Acres of Oregon LTD

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by
 Gregory L. Randolph and Yvonne M Randolph husband and wife

hereinafter called the grantee, does hereby grant, bargain, sell and convey unto the grantee and grantee's heirs, successors and assigns, that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or in any way appertaining, situated in Klamath County, State of Oregon, described as follows, to-wit:

Lot 17 Block 37 6th Addition to Klamath River Acres of Oregon LTD.

MOUNTAIN TITLE COMPANY, has recorded this instrument by request as an accommodation only, and has not examined it for regularity and sufficiency or as to its effect upon the title to any real property that may be described therein.

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE)

To Have and to Hold the same unto the grantee and grantee's heirs, successors and assigns forever.

And grantor hereby covenants to and with grantee and grantee's heirs, successors and assigns, that grantor is lawfully seized in fee simple of the above granted premises, free from all encumbrances except easements and restrictions of record or apparent on the face of the land.

and that grantor will warrant and forever defend the 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 \$14,500.00

ⓈHowever, the actual consideration consists of or includes other property or value given or promised which is the whole consideration (indicate which). Ⓢ(The sentence between the symbolsⓈ, if not applicable, should be deleted. See ORS 93.030.)

In construing this deed, where the context so requires, the singular includes the plural and all grammatical changes shall be made so that this deed shall apply equally to corporations and to individuals.

In Witness Whereof, the grantor has executed this instrument this 4th day of November, 1993, if a corporate grantor, it has caused its name to be signed and its seal, if any, affixed by an officer or other person duly authorized to do so by order of its board of directors.

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.

Benjamin Harris (General Partner) to

Klamath River Acres of Oregon LTD

STATE OF OREGON, County of Klamath) ss.

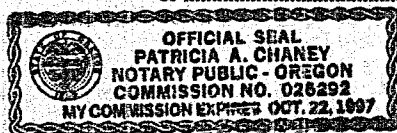
This instrument was acknowledged before me on November 9, 1993, by Benjamin Harris

This instrument was acknowledged before me on _____, 19____,

by _____,

as _____,

of _____.



Patricia A. Chaney

Notary Public for Oregon

My commission expires 10-22-97

Klamath River Acres of Oregon LTD

P.O. Box 52

Keno, Oregon 97627

Grantor's Name and Address

Gregory & Yvonne Randolph

7810 Big Buck Lane

Klamath Falls, Oregon 97601

Grantee's Name and Address

After recording return to (Name, Address, Zip):

Gregory and Yvonne Randolph

7810 Big Buck Lane

Klamath Falls, Oregon 97601

Until requested otherwise send all tax statements to (Name, Address, Zip):

Gregory and Yvonne Randolph

7810 Big Buck Lane

Klamath Falls, Oregon 97601

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 13th day of Jan, 1994, at 10:47 o'clock A.M., and recorded in book/reel/volume No. M94 on page 1359 and/or as fee/tile/instrument/microfilm/reception No. 74435, Record of Deeds of said County.

Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk

NAME TITLE

By Pauline Mullendy Deputy.

Fee \$30.00