

01-18-94P03:17 RCVD

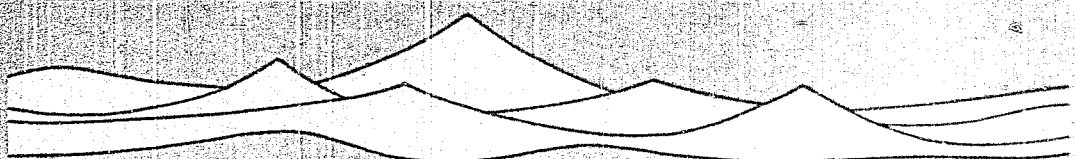
MOUNTAIN TITLE COMPANY

MOUNTAIN TITLE COMPANY

WARRANTY DEED

mtc 3195HMF

KNOW ALL MEN BY THESE PRESENTS, That
KENNETH L. HARTLEY and IRENE M. HARTLEY, as tenants by the entirety
hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by
STEPHEN KING and CATHY KING, 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:
SEE EXHIBIT A WHICH IS MADE A PART HEREOF BY THIS REFERENCE



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 \$ 57,400.00.
However, the actual consideration consists of or includes other property or value given or promised which is the whole/part of the consideration (indicate which). (The sentence between the symbols, if not applicable, should be deleted. See 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 5th day of June, 1994; 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.

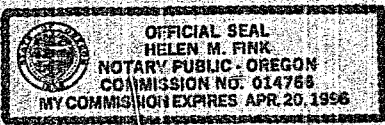
STATE OF OREGON,
County of Klamath ss.
15, 1994

Kenneth L. Hartley
KENNETH L. HARTLEY
Irene M. Hartley
IRENE M. HARTLEY

Personally appeared the above named
KENNETH L. HARTLEY
IRENE M. HARTLEY

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

Before me: Helen M. Fink
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)

KENNETH L. HARTLEY and IRENE M. HARTLEY

4761 Bellvue 201
Klamath Falls, OR 97603

GRANTOR'S NAME AND ADDRESS
STEPHEN KING and CATHY KING

5729 Ahnau
Klamath Falls, OR 97603

GRANTEE'S NAME AND ADDRESS
STEPHEN KING and CATHY KING

5729 Ahnau
Klamath Falls, OR 97603

NAME, ADDRESS, ZIP

STEPHEN KING and CATHY KING

5729 Ahnau
Klamath Falls, OR 97603

NAME, ADDRESS, ZIP

STATE OF OREGON, ss.
County of _____

I certify that the within instrument was received for record on the _____ day of _____, 19____, at _____ o'clock _____ M., and recorded in book _____ on page _____ or as file/reel number _____.
Record of Deeds of said county.
Witness my hand and seal of County affixed.

By _____ Recording Officer
Deputy

31957-HF

EXHIBIT "A" LEGAL DESCRIPTION

PARCEL 1

Lots 55, 55B and 56B; all of Lot 56 of LAKESHORE GARDENS, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon except the following described portion thereof:

Beginning at the Southwesterly corner of said Lot 56; thence Northerly along the Westerly boundary of said Lot 56; 108.1 feet to the Northwesterly corner of said Lot 56; thence Easterly along the Northerly boundary of the said Lot 56 which is also the North boundary of the SW1/4 NW1/4 of Section 25, Township 38 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon, a distance of 106 feet; thence Southwesterly in a straight line to the point of beginning being a part of Lot 56, LAKESHORE GARDENS, according to the official plat thereof. All in Lakeshore Gardens, a platted portion of Klamath County, Oregon. ALSO except the South 50 feet of lots 55 and 55B.

PARCEL 2

Also those parcels of land described as follows:

Beginning at the intersection of the North line of the SW1/4 NW1/4 of Section 25, Township 38 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon, and the South boundary of the Rock Creek Road; thence West along the said North line of the SW1/4 NW1/4, 68 feet; thence North and East in a straight line to a point on said South Boundary of Rock Creek Road, which is 75 feet North and West of the point of beginning; thence South and East along said South boundary of Rock Creek Road 75 feet to the point of beginning.

Beginning at a point on the North line of said SW1/4 NW1/4 of Section 25, Township 38 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon, at its intersection with the said North Boundary of the Rock Creek Road; thence North and West along said North boundary of the Rock Creek Road 75 feet; thence due North 20 feet, more or less, to the water line of the Upper Klamath Lake; thence South and East along the said water line to its intersection with the said North line of SW1/4 NW1/4; thence West along said line 45 feet, more or less to its intersection with the said North line of the Rock Creek Road, the place of beginning, both aforesaid parcels lying in the NW1/4 NW1/4 of Section 25, Township 38 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Mountain Title co the 18th day
of Jan A.D. 19 94 at 3:17 o'clock P. M., and duly recorded in Vol. M94
of Deeds on Page 1887
By Evelyn Biehn County Clerk
Pauline Mullenbarger

FEE \$35.00