

74739

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That Leejean L. Krebsbach aka Leejean Lydia Krebsbach

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by Ben H. Patterson, Jr. and Leejean L. Patterson 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 of KENNICOTT COUNTRY ESTATES, 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." and to determine any limits on lawsuits against farming or forest practices as defined on 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 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 \$ change vesting

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 24 day of January, 19 94; if it 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,

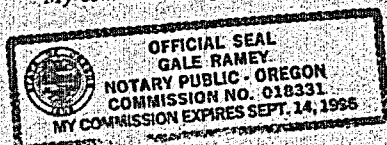
County of Klamath ss.
January 2, 19 94

Personally appeared the above named Leejean L. Patterson

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

Before me:

[Signature]
Notary Public for Oregon
My commission expires:



Leejean L. Krebsbach aka Leejean Lydia Krebsbach

aka Leejean L. Patterson

[Signature]
[Signature]
[Signature]

STATE OF OREGON, County of _____ ss.
The foregoing instrument was acknowledged before me this _____, 19 _____, by _____, president, and by _____, secretary of _____

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

Leejean L. Krebsbach aka Leejean L. Patterson
3725 Madison St.
Klamath Falls, OR 97603

GRANTOR'S NAME AND ADDRESS
Ben H. Patterson Jr & Leejean L. Patterson
3725 Madison St.
Klamath Falls, Or 97603

GRANTEE'S NAME AND ADDRESS
Klamath First Federal
P. O. Box 5270
Klamath Falls, OR 97601

NAME, ADDRESS, ZIP
Klamath First federal
P. O. Box 5270
Klamath Falls, OR 97601

NAME, ADDRESS, ZIP

STATE OF OREGON,

County of Klamath ss.
I certify that the within instrument was received for record on the 20th day of Jan, 19 94, at 9:13 o'clock A M., and recorded in book M94 on page 2072 or as filed/reel number 74739.
Record of Deeds of said county.
Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk
Recording Officer

By [Signature] Deputy

Fee \$30.00

MOUNTAIN TITLE COMPANY

01-20-94A09:13 RCVD

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