

WARRANTY DEED

mfc 32100-mk

KNOW ALL MEN BY THESE PRESENTS, That WILLIAM EUGENE MASSEY hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by DENNIS FANCHER and ARACELI FANCHER 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:

The East 490 feet of the S1/2 of the W1/2 of Government Lot 14 in Section 7, Township 35 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon, EXCEPT THEREFROM a 15 foot road way off the South side thereof.

TOGETHER WITH A 1972 Mobile Home Fleetwood OR plate #X121700, VIN#S13178

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."

LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.930 AND TO DETERMINE ANY 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 \$ 43,000.00. However, the actual consideration consists of or includes other property or value given or promised which is the whole or part of the consideration (indicate which). XXXXXX

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 4 day of February, 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 LaneFebruary 4, 1994 ss.

Personally appeared the above named

WILLIAM EUGENE MASSEY

William Eugene Massey
WILLIAM EUGENE MASSEY

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

Before me:

James B. Armstrong
Notary Public for Oregon
My commission expires: OFFICIAL SEAL

JAMES B. ARMSTRONG
NOTARY PUBLIC - OREGON
COMMISSION NO. 008461
MY COMMISSION EXPIRES SEPT. 20, 1994

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

My commission expires: _____ (SEAL)

WILLIAM EUGENE MASSEY

48373 7TH STREET

OAKRIDGE, OR 97463

DENNIS FANCHER and ARACELI FANCHER

37000 MODOC POINT ROAD

CHILQUIN, OR 97624

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37000 MODOC POINT ROAD

CHILQUIN, OR 97624

STATE OF OREGON, _____ ss.

County of Klamath

I certify that the within instrument was received for record on the 9th day of Feb, 1994, at 11:13 o'clock A. M., and recorded in book M94 on page 4522 or as file/reel number 75863.

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

Evelyn Biehn, County Clerk

Recording Officer

B. Pauline Muelendore Deputy

Fee \$30.00

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