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WARRANTY DEED MTC 31933-HF

KNOW ALL MEN BY THESE PRESENTS, That TAKASHI HIRATA and MASAKO HIRATA hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by MORGAN L. STEINER and ELLEN P. STEINER, 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:

Lot 7 in Block 1 of TRACT NO. 1016, GREEN ACRES, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

02-09-94P02:14 RCVD

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 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 $ 103,500.00

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, 19 94; 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.

TAKASHI HIRATA

MASAKO HIRATA

STATE OF OREGON, County of Klamath) ss.
2/4, 19 94

Personally appeared the above named TAKASHI HIRATA, MASAKO HIRATA and acknowledged the foregoing instrument to be their voluntary act and deed.

Before me: Helen M Fink
Notary Public for Oregon
My commission expires:

OFFICIAL SEAL
HELEN M. FINK
NOTARY PUBLIC - OREGON
COMMISSION NO. 014766
MY COMMISSION EXPIRES APR 20, 1996

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)

TAKASHI HIRATA and MASAKO HIRATA
3611 South Fork Little Butte Cr Rd
Eagle Point OR 97524
GRANTOR'S NAME AND ADDRESS

MORGAN L. STEINER and ELLEN P. STEINER
22620 CALVERT STREET
WOODLAND HILLS, CA 91367
GRANTEE'S NAME AND ADDRESS

After recording return to:
MORGAN L. STEINER and ELLEN P. STEINER
22620 CALVERT STREET
WOODLAND HILLS, CA 91367
NAME, ADDRESS, ZIP

Until a change is requested all tax statements shall be sent to the following address.
MORGAN L. STEINER and ELLEN P. STEINER
22620 CALVERT STREET
WOODLAND HILLS, CA 91367
NAME, ADDRESS, ZIP

SPACE RESERVED FOR RECORDER'S USE

STATE OF OREGON,
County of Klamath ss.
I certify that the within instrument was received for record on the 9th day of Feb, 19 94, at 2:14 o'clock P. M., and recorded in book M94 on page 4536 or as file/reel number 75869, Record of Deeds of said county.
Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk
Recording Officer
By Louise Mulendore Deputy

Fee $30.00

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