76201 02-16-94P02:28 RCVD

**MOUNTAIN TITLE COMPANY**

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## WARRANTY DEED

MTC 32108-HF

*KNOW ALL MEN BY THESE PRESENTS, That* LORENE W. ANDERSON

*hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by* LARRY A. ROSS and GEORGIA E. ROSS, 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:*

Lots 4,5 and 6, Block 36, HOT SPRINGS ADDITION, 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 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 $* 160,000.00 ~~XXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXX~~

*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* 15th *day of* Feb *, 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.*

Lorene W Anderson
LORENE W. ANDERSON

STATE OF OREGON,
County of Klamath
2/15, 1994

*Personally appeared the above named* LORENE W. ANDERSON *and acknowledged the foregoing instrument to be* her *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)

LORENE W. ANDERSON
2500 Wantland
KF OR 97603
GRANTOR'S NAME AND ADDRESS

LARRY A. ROSS and GEORGIA E. ROSS
1985 PORTLAND STREET
KLAMATH FALLS, OR 97601
GRANTEE'S NAME AND ADDRESS

After recording return to:
LARRY A. ROSS and GEORGIA E. ROSS
1985 PORTLAND STREET
KLAMATH FALLS, OR 97601
NAME, ADDRESS, ZIP

Until a change is requested all tax statements shall be sent to the following address.
LARRY A. ROSS and GEORGIA E. ROSS
1985 PORTLAND STREET
KLAMATH FALLS, OR 97601
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* 16th *day of* Feb *, 19* 94 *, at* 2:28 *o'clock* P *M., and recorded in book* M94 *on page* 5182 *or as file/reel number* 76201 *, Record of Deeds of said county.*
*Witness my hand and seal of County affixed.*

Evelyn Biehn, County Clerk
Recording Officer
By Pauline Mulendore Deputy

$30.00

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