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WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, THAT Dianne M. Robertson and Linda C. Niemi, grantors, for valuable consideration consisting of property or value given or promised which is the whole, true, and actual consideration herein paid by Dianne M. Robertson and Linda C. Niemi, receiving as Joint tenants with full rights of survivorship to each other, hereinafter called the Grantees (with rights of survivorship); Grantors do hereby covenant to and with grantees and grantee's heirs, successors and assigns that: Grantors are lawfully seized in fee simple of the above granted premises; Grantors will warrant and forever defend the premises and any parcel thereof against the lawful claims and demands of all persons whomsoever, except those claiming under recorded encumbrances, if any; and Grantors convey with warranty unto the grantees and grantees' heirs, successors and assigns forever, to have and to hold forever, all of Grantors' interest in that 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 ATTACHED EXHIBIT A

The liability and obligations of the Grantor(s) to Grantee(s) and Grantee's heirs and assigns under the warranties and covenants contained herein or provided by law shall be limited to the amount, nature and terms of any right or indemnification available to Grantor(s) under any title insurance policy, and Grantor(s) shall have no liability or obligation except to the extent that reimbursement for such liability or obligation is available to Grantor(s) under any such title insurance policy. 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.

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.

IN WITNESS WHEREOF, the grantors have executed this instrument this 14th day of February, 1994.

GRANTOR - Dianne M. Robertson

GRANTOR - Linda C. Niemi

STATE OF OREGON
COUNTY OF _____) SS

On this 14th day of February, 1994, personally appeared before me the above named Dianne M. Robertson and Linda C. Niemi, who each acknowledged the foregoing execution of this document to be that person's voluntary act and deed.

Notary Public for Oregon

My Commission Expires: 1/5/97

Grantor's Name and Address: Dianne M. Robertson and Linda C. Niemi 4400 Blanton Heights,
Eugene OR 97405

Grantee's Name and Address: Dianne M. Robertson and Linda C. Niemi 4400 Blanton Heights,
Eugene OR 97405

UNTIL A CHANGE IS REQUESTED, ALL TAX STATEMENTS SHALL BE SENT TO THE FOLLOWING
ADDRESS: Dianne M. Robertson and Linda C. Niemi 4400 Blanton Heights, Eugene OR 97405

RESERVED FOR RECORDERS USE:

STATE OF OREGON

COUNTY OF _____) SS

I certify that the within instrument was received for record on the _____ day of _____, 1994 at _____ o'clock _____ M and recorded in book/reel/volume No. _____ on page _____ or as fee/fic/instrument/microfilm/reception No. _____ record of deeds of the county.

Witness my hand and seal of county affixed.

NAME

TITLE By _____

Deputy.



