

76453

MTE 31932 HF

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS. That R-18 ACRES, A PARTNERSHIP CONSISTING OF FRANKLIN K. WALLING and CHRISTING M. WALLING, husband and wife AND LLOYD UEL PORTER, JR. and MARY ** hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by BECKY LYNN SWEAT

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 6 Block 15, CITY OF MERRILL, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

LOU PORTER, AS TRUSTEES OF THE PORTER 1986 TRUST U-A DATED FEBRUARY 12, 1986.

SUBJECT TO: Trust Deed recorded on January 28, 1987 in the Microfilm Records of Klamath County, Oregon wherein the beneficiary is the Porter-1986 Trust dated February 12, 1986. The grantee herein does not agree to assume and to pay this obligation in full.

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 \$ 35,000.00

See ORS 93.030.)

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 12th day of Feb, 1994; if a corporate grantor, it has caused its name to be signed and seal affixed by its officers, duly authorized therein by order of its board of directors.

ARIZONA
STATE OF OREGON,)
County of Mohave) ss.
Feb 11, 1994

Personally appeared the above named

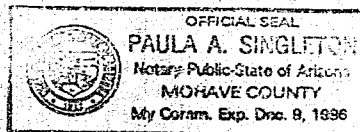
Lloyd Uel Porter, Jr. Trustee
and Mary Lou Porter, Trustee

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

Before me:

Paula A. Singleton

Notary Public for Oregon Arizona ps
My commission expires: 12/9/96



R-18 ACRES, A PARTNERSHIP
TRUSTEES OF THE PORTER TRUST U-A DATED
FEBRUARY 12, 1986

LLOYD UEL PORTER, JR., TRUSTEE
MARY LOU PORTER, TRUSTEE

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)

R-18 ACRES

79979 Bodene Rd
Clatskanie OR 97016

GRANTOR'S NAME AND ADDRESS

BECKY LYNN SWEAT

PO Box 135
Merrill OR 97633

GRANTEE'S NAME AND ADDRESS

After recording return to:

BECKY LYNN SWEAT

PO Box 135
Merrill OR 97633

NAME, ADDRESS, ZIP

Use change if requested all tax statements shall be sent to the following address:

BECKY LYNN SWEAT

PO Box 135
Merrill OR 97633

NAME, ADDRESS, ZIP

STATE OF OREGON,

ss.

County of Klamath

I certify that the within instrument was received for record on the 18th

day of Feb, 1994

at 3:46 o'clock P. M. and recorded

in book N94 on page 5539 or as

filed number 76453

Record of Deeds of said county.

Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk

Recording Officer

By Danielle Williams Deputy

Fee \$30.00

MOUNTAIN TITLE COMPANY

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