

WARRANTY DEED

**KNOW ALL MEN BY THESE PRESENTS, That**  
**R-18 ACRES, A PARTNERSHIP CONSISTING OF FRANKLIN K. WALLING AND CHRISTINE M. WALLING\*\***  
**hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by**  
**BECKY LYNNE 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.**

**\*\* husband and wife AND LLOYD UEL PORTER, JR. AND MARY 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.

### 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

XXXXXX  
 XXXXXX  
 XXXXXX  
 XXXXXX  
 XXXXXX  
 XXXXXX  
 See OARS 93.810, 93.811

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 15 day of Feb, 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 Columbia ss.  
February 15, 1994

Personally appeared the above named  
 R-18 ACRES, A PARTNERSHIP

R-18 ACRES, A PARTNERSHIP  
 FRANKLIN K. WALLING, PARTNER

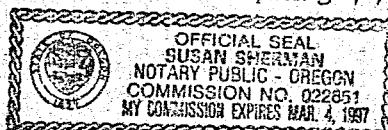
Christine M Walling  
 CHRISTINE M. WALLING, PARTNER

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

Before me:

P. J. Sheehan  
 Notary Public for Oregon

My commission expires: 3-4-97



STATE OF OREGON, County of \_\_\_\_\_ ss.

The foregoing instrument was acknowledged before me this  
15 day of Feb, 1994, by \_\_\_\_\_  
 president, and by \_\_\_\_\_  
 secretary of \_\_\_\_\_

a \_\_\_\_\_ corporation, on behalf of the corporation.

Notary Public for Oregon  
 My commission expires:

(SEAL)

R-18 ACRES, A PARTNERSHIP

7479 Bodine Rd  
Clatskanie OR 97016  
 GRANTOR'S NAME AND ADDRESS  
 BECKY LYNNE SWEAT  
PO Box 135  
Merrill OR 97633  
 GRANTEE'S NAME AND ADDRESS

BECKY LYNNE SWEAT

PO Box 135  
MERRILL OR 97633  
 NAME, ADDRESS, ZIP

Until a copy is received all the statements shall be sent to the following address:

BECKY LYNNE SWEAT

PO Box 135  
MERRILL OR 97633  
 NAME, ADDRESS, ZIP

SWR I RESERVE

FOR

RECORDED USE

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 M94 on page 5540 or as file/reel number 76454.

Record of Deeds of said county.

Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk

Recording Officer

B. Daeline Mullendale Deputy

Fee \$30.00