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MTC 31932-HF

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, hereinafter called 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 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 1 *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.*

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

Christine M Walling
CHRISTINE M. WALLING, PARTNER

STATE OF OREGON,
County of Columbia *) ss.*
February 15, 1994.

Personally appeared the above named R-18 ACRES, A PARTNERSHIP *and acknowledged the foregoing instrument to be* their *voluntary act and deed.*

Before me: Susan Sherman
Notary Public for Oregon
My commission expires: 3-4-97

OFFICIAL SEAL
SUSAN SHERMAN
NOTARY PUBLIC - OREGON
COMMISSION NO. 022851
MY COMMISSION EXPIRES MAR. 4, 1997

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, A PARTNERSHIP~~
79979 Bodine Rd
Clatskanie OR 97016
GRANTOR'S NAME AND ADDRESS

BECKY LYNNE SWEAT
PO Box 135
Merrill OR 97633
GRANTEE'S NAME AND ADDRESS

After recording return to:
BECKY LYNNE SWEAT
PO BOX 135
MERRILL OR 97633
NAME, ADDRESS, ZIP

Until a change is requested all tax statements shall be sent to the following address:
BECKY LYNNE SWEAT
PO BOX 135
MERRILL OR 97633
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 18th *day of* Feb, *19* 94, *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
By Pauline Mullendore *Deputy*

Fee $30.00

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