MOUNTAIN TITLE COMPANY

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76745 MTC 32135 KR

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That **see continued below MBK, a Partnership consisting of

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by MAURICE L. AUSTIN, JR. *, 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:*

02-25-94A11:17 RCVD

Lot 1, Block 3, TRACT 1267, NORTH RIDGE ESTATES, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.
RESTRICTIONS AS FOLLOWS: Grantee named herein MAY NOT grant any easements for ingress, egress, roadways, utilities or any other such right across the real property to adjoing properties.
**Grantors continued - Melvin L. Stewart & Mary Lou Stewart, and Kenneth L. Tuttle, Administrator and Trustee for Kenneth L. Tuttle, M.D., P.C.Employee Pension and Profit Sharing Plan and Trust Agreement

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 WHICH LIMIT LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN O.R.S.30.930 IN ALL ZONES

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 all those of record and those apparent upon the land as of 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 $ 38,000.00 .

~~However, the actual consideration consists of or includes other property or value given or promised which is not the price stated in dollars. (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 25th *day of* September *, 19* 91 *; 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.*

MBK, a Partnership

Melvin L. Stewart Jr.
Melvin L. Stewart, Partner

Mary Lou Stewart Partner
Mary Lou Stewart, Partner

Kenneth L. Tuttle, M.D., P.C., Employee Pension and Profit Sharing Plan and Trust Agreement by Kenneth L. Tuttle, Administrator and Partner

STATE OF OREGON,)
County of Klamath) *ss.*
September 25 *, 19* 91 .

Personally appeared the above named Melvin L. Stewart & Mary Lou Stewart, Partners of MBK, a partnership *and acknowledged the foregoing instrument to be* their *voluntary act and deed.*

Before me: Kristi L. Kedd
Notary Public for Oregon
My commission expires: 11/16/91

STATE OF OREGON, County of Klamath) *ss.*
The foregoing instrument was acknowledged before me this September 25 *19* 91 *, by* Kenneth L. Tuttle *,* Administrator Kenneth L. Tuttle *,* M.D., P.C. Employee Pensiona and Profit Sharing Plan and Trust Agreement, Partner of MBK, a partnership

Notary Public for Oregon Kristi L. Kedd
My commission expires: 11/16/91 *(SEAL)*

MBK, a Partnership
1763 Washburn Way
Klamath Falls, OR 97603
GRANTOR'S NAME AND ADDRESS

MAURICE L. AUSTIN, JR.
2205 Patterson St.
Klamath Falls, OR 97603
GRANTEE'S NAME AND ADDRESS

After recording return to:
SAME AS GRANTEE
NAME, ADDRESS, ZIP

Until a change is requested all tax statements shall be sent to the following address.
SAME AS GRANTEE
NAME, ADDRESS, ZIP

SPACE RESERVED FOR RECORDER'S USE

STATE OF OREGON, ss.
County of Klamath
I certify that the within instrument was received for record on the 25th *day of* Feb *, 19* 94 *, at* 11:17 *o'clock* A. *M., and recorded in book* M94 *on page* 6199 *or as file/reel number* 76746 *, Record of Deeds of said county.*
Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk
Recording Officer
By Pauline Merkerdo *Deputy*

Fee $30.00

MOUNTAIN TITLE COMPANY