

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That

VALEDA L. LITTLE and ERIK L. LITTLE, each to undivided 1/2 interest as Tenants in Common hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by WENDY D. PELTON

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 45 in Block 31 TRACT 1184, OREGON SHORES UNIT 2, 1ST ADDITION, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

TOGETHER WITH A MOBILE HOME FUGUA OREGON PLATE X184130 ID #6061X6061U

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."

LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.830. AND TO DETERMINE ANY 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

record and those apparent upon the land, if any, as the date of this deed except those of 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 \$ 22,500.00. However, the actual consideration consists of or includes other property or value given or promised which is the whole or part of the consideration (indicate which). (The sentence between the symbols, if not applicable, should be deleted. 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 11 day of February, 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.

STATE OF OREGON, New Mexico,
County of Bernalillo ss.
February 11, 19 94

Personally appeared the above named
VALEDA L. LITTLE
ERIK L. LITTLE

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

Before me, Joseph J. Anderson
Notary Public for Oregon New Mexico
My Commission expires: 6/28/97

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)

Notarize

VALEDA L. LITTLE and ERIK L. LITTLE
P.O. BOX 881

WICKENBERG, AZ 85358

GRANTOR'S NAME AND ADDRESS

WENDY D. PELTON

5626 UHRMANN RD. 34533 Cloutier Drive
KLAMATH FALLS, OR 97601 Chiloquin, OR 97624

GRANTEE'S NAME AND ADDRESS

After recording return to:

WENDY D. PELTON

5626 UHRMANN RD. 34533 Cloutier Drive
KLAMATH FALLS, OR 97601 Chiloquin, OR 97624

NAME, ADDRESS, ZIP

Send a charge to requested all tax statements shall be sent to the following address.

WENDY D. PELTON

5626 UHRMANN RD. 34533 Cloutier Drive
KLAMATH FALLS, OR 97601 Chiloquin, OR 97624

NAME, ADDRESS, ZIP

STATE OF OREGON, ss.

County of Klamath
I certify that the within instrument was received for record on the 4th day of March, 19 94, at 3:24 o'clock P. M., and recorded in book M94 on page 6920 or as file/reel number 77118.
Record of Deeds of said county.
Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk

Recording Officer

Pauline M. M. Deputy

Fee \$30.00

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