

## WARRANTY DEED

MTC 31939-20

KNOW ALL MEN BY THESE PRESENTS, That

DANNY S. WORLEY and LACY WORLEY, as tenants by the entirety hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by KIRK D. SAGER and JONI E. SAGER, husband and wife, 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:

Lot 4 in Block 29, FIFTH ADDITION TO KLAMATH RIVER ACRES, according to the official plat thereof on file in the office of the County Clerk of Klamath County Oregon.

## 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 \$ 73,500.00

~~THE GRANTOR HEREBY WARRANTS AND FOREVER DEFENDS 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.~~

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 10 day of March, 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 Klamath ss.  
March 10, 1994

DANNY S. WORLEY

LACY WORLEY

Personally appeared the above named

DANNY S. WORLEY

LACY WORLEY

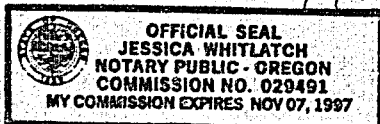
and acknowledged the foregoing instrument to be their voluntary act and deed.

Before me:

Jessica Whitlatch

Notary Public for Oregon

My commission expires: 11/7/97



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)

DANNY S. and LACY WORLEY

4231 Greenspring Dr.  
Klamath Falls, OR 97601

GRANTOR'S NAME AND ADDRESS

KIRK D. and JONI E. SAGER

11302 Red Wing Loop  
Klamath Falls, OR 97601

GRANTEE'S NAME AND ADDRESS

After recording return to:

KIRK D. and JONI E. SAGER

11302 Red Wing Loop  
Klamath Falls, OR 97601

NAME, ADDRESS, ZIP

Until a change is requested all his statements shall be sent to the following address.

KIRK D. and JONI E. SAGER

P.O. Box 25  
Keno, OR 97621

NAME, ADDRESS, ZIP

STATE OF OREGON,

ss.

County of Klamath

I certify that the within instrument was received for record on the 11th

day of March, 1994,

at 9:55 o'clock A.M., and recorded

in book M94 on page 7544 or as

file/reel number 77397.

Record of Deeds of said County.

Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk

Recording Officer

By Pauline Mueller Deputy

Fee \$30.00