MOUNTAIN TITLE COMPANY 245503-14-94A09:42 RCVD Volm94 Page 7673 WARRANTY DEED MTC 37304-HF KNOW ALL MEN BY THESE PRESENTS, That MAS F. EWING THOMAS F. hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by _ LEAH R. BICKETT , an unmarried woman , 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: The Southwest 48 feet of Lot 4 and Northwesterly 17 feet of Lot 5, Block 3, FIRST ADDITION TO TONATEE HOMES, 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 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 engunerations and demands of all persons minimizering maid for this transfer, stated in terms of dollars is from a supersonant to the starsfer stated in terms of dollars is from a supersonant to the supersonant and a supers MOUNTAIN TITLE COMPANY XXXXXXXXXXXXXXXXXX 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^{-1} day of 10^{-1} arch 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. $\overline{f_{i}} \leq$ EWING THOMAS F. STATE OF OREGO County of ____ Personally appeared the above named. THOMAS F. EWING and acknowledged the foregoing instrument to be nus voluntary act and deed. Before me: STATE OF OREGON, County of The foregoing instrument was acknowledged before me this Notary Public for Oregon . 19 , by My commission expires: president, and by secretary of . OFFICIAL SEAL HELEN M. FINK NOTARY PUBLIC - OREGON COMMISSION NO. 014766 MY COMMISSION EXPIRES APR. 20, 1996 corporation, on behalf of the corporation. Notary Public for Oregon My commission expires: (SEAL) THOMAS F. EWING STATE OF OREGON. artlet SS. ALLE O ちんつ anat County of Klamath I certify that the within instrument was LEAH R. BICKETT received for record on the 14th 4439 MEMORIE LANE March . 19 94 day of KLAMATH FALLS, OR 97603 at 9:42 o'clock A. M., and recorded GRANTEE'S SAME AND ADDRESS CE PESLEVEL in book <u>M94</u> on page <u>7673</u> or as file/reel number <u>77455</u> *"LEAH"R." BICKETT HIR Record of Deeds of said county, 4439 MEMORIE LANE RECORDER'S USE Witness my hand and seal of County KLAMATH FALLS, OR 97603 affixed. NAME. ADDRESS, ZI LEAH R. BICKETT Evelyn Biehn, County Clerk 4439 MEMORIE LANE **Recording Officer** KLAMATH FALLS, OR 97603 B Qauline Mulendere Deputy NAME, ADDRESS, ZH Fee \$30.00

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