

77473

Aspen Title #01041297

KNOW ALL MEN BY THESE PRESENTS, That M & E BUILDING ENTERPRISES, hereinafter called Grantor, for the consideration hereinafter stated, to grantor paid by DENNIS DAVIS and TINA DAVIS, husband and wife, hereinafter called Grantee, does hereby grant, bargain, sell and convey unto Grantee and Grantee's heirs, successors and assigns all of that certain real property with the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining, situated in the County of Klamath, State of Oregon, described as follows, to-wit:

Lot 4, Block 1, Tract 1096, AMERICANA, in the Klamath County, State of Oregon. CODE 64 MAP 3909-14DA-1000

Subject to:

1. Regulations, including levies, liens and utility assessments of the City of Klamath Falls;

2. Conditions, restrictions, easements and assessments, as shown on the recorded plat of Tract No. 1096, Americana;

3. Regulations, including levies, liens, assessments, rights of way and easements of the South Suburban Sanitary District.

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 of the above granted premises, free from all encumbrances 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 \$90,000.00.

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.

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. DA JO

In Witness Whereof, the Grantors have executed this instrument this 23 day of February, 1994.

M & E BUILDING ENTERPRISES

By X [Signature]

By X [Signature]

STATE OF CALIFORNIA)
) SS

County of SACRAMENTO)

This instrument was acknowledged before me on February 23, 1994, by Eric Spiess and Melanie Dodds.

[Signature]
Notary Public for California

My Commission Expires:

Send Tax Stmts to &
After recording, return to:
Mr. & Mrs. Dennis Davis
5481 American Ave.
Klamath Falls, OR 97603

WILLIAM L. SISEMORE
- Attorney at Law
540 Main Street
KLAMATH FALLS, ORE.
97601

503/882-7229

Q.S.B. #70133



