MOUNTAIN TITLE COMPANY

78118 WARRANTY DEED MTC 32134 K Vol. M94 Page 9005

KNOW ALL MEN BY THESE PRESENTS that MICHAEL K. KEENER hereinafter called the grantor, for the consideration hereinafter stated to grantor paid by ROGER A. CASE and LAJUANDA J. CASE 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 5, Block 34, KLAMATH FALLS FOREST ESTATES, HIGHWAY 66 UNIT PLAT NO. 2, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

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"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 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 except those of record and those apparent upon the land, if any, 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 $ 12,000.00

[illegible]

In construing this deed and where the context so requires, the singular includes the plural and all grammatical changes shall be deemed to make the provisions hereof apply equally to corporations and to individuals.

In Witness Whereof, the grantor has executed this instrument this 14th day of March, 19 94; if a corporate grantor, it has caused its name to be signed by its officers, duly authorized thereto by order of its board of directors.

MICHAEL K. KEENER

STATE OF OREGON, County of Klamath, March 14, 1994. Personally appeared the above named MICHAEL K. KEENER and acknowledged the foregoing instrument to be his voluntary act and deed. Before me: Notary Public for Oregon. My commission expires: [illegible]

STATE OF OREGON, County of ____. The foregoing instrument was acknowledged before me this ____ day of ____, 19__, by ____ president, and by ____ secretary of ____ corporation, on behalf of the corporation. Notary Public for Oregon. My commission expires: ____ (SEAL)

MICHAEL K. KEENER
P.O. BOX 4
DAIRY, OR 97625

ROGER A. CASE and LAJUANDA J. CASE
P.O. BOX 4
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STATE OF OREGON, County of Klamath. I certify that the within instrument was received for record on the 28th day of March, 19 94, at 1:42 o'clock P.M., and recorded in book M94 on page 9005 or as file/reel number 18198 Record of Deeds of said county. Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk, Recording Officer. By [illegible], Deputy

Fee $30.00

03-28-94P01:42 RCVD

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