

MOUNTAIN TITLE COMPANY

78764

WARRANTY DEED
MTC 32395-JW

Vol. 94 Page 10368

KNOW ALL MEN BY THESE PRESENTS, That
THOMAS M. ROGERS and DELIA E. ROGERS, as tenants by the entirety
hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by
LYNN W. SLUSSER and NANCY J. SLUSSER, 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 3 in Block 12 of DIXON ADDITION to the City of Klamath Falls, according
to the official plat thereof on file in the office of the County Clerk of
Klamath County.

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 \$ 62,000.00

~~Having received the consideration and the title to the property described in this instrument, 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 7 day of April, 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.

SUBSCRIBING WITNESS

STATE OF OREGON,
County of KLAMATH

April 7, 19 94 Address 5660 Bartlett St. Klamath Falls, Ore 97603

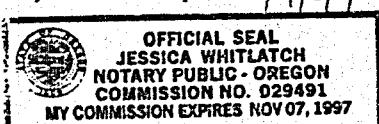
Personally appeared the above named THOMAS M. ROGERS

~~DELIA E. ROGERS~~

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)

THOMAS ROGERS and DELIA E. ROGERS

4732 Driftwood
Klamath Falls, OR 97601

GRANTOR'S NAME AND ADDRESS

LYNN W. SLUSSER and NANCY J. SLUSSER

132 N. Laguna
Klamath Falls, OR 97601

GRANTEE'S NAME AND ADDRESS

After recording with:

LYNN W. SLUSSER and NANCY J. SLUSSER

132 N. Laguna
Klamath Falls, OR 97601

NAME, ADDRESS, ZIP

Until a change is requested all tax statements shall be sent to the following address:

LYNN W. SLUSSER and NANCY J. SLUSSER

132 N. Laguna
Klamath Falls, OR 97601

NAME, ADDRESS, ZIP

STATE OF OREGON,

ss.

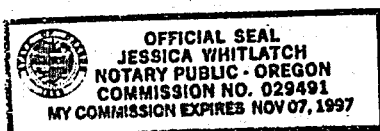
County of _____

I certify that the within instrument was
received for record on the _____
day of _____, 19____,
at _____ o'clock _____ M., and recorded
in book _____ on page _____ or as
file/reel number _____,
Record of Deeds of said county.
Witness my hand and seal of County
affixed.

By _____ Recording Officer
_____, Deputy

STATE OF OREGON }
COUNTY OF KLAMATH } ss.

On April 7, 1994 before me the undersigned a Notary Public in and for said County and State, personally appeared GREG BOSLEY, personally known to me to be the person whose name is subscribed to the within instrument as a witness thereto, (or proved to be such person by the oath of credible witness who is personally known to me), who being by me duly sworn, deposes and say: That DELIA E. ROGERS resides at KLAMATH FALLS, OR; that he was present and saw DELIA E. ROGERS personally known to HTM to be the person described in, and whose name is subscribed to the within and annexed instrument, execute the same; and that affiant subscribed HIS name thereto as a witness of said execution.



Jessica Whitlatch
NOTARY PUBLIC FOR OREGON
My Commission Expires: 11/7/97

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Mountain Title co the 7th day
of April A.D., 19 94 at 3:08 o'clock P M., and duly recorded in Vol. M94,
of Deeds on Page 10368.

FEE \$35.00

Evelyn Biehn

County Clerk

By

Annette Mueller