

79378

04-19-94P03:38 RCVD

MOUNTAIN TITLE COMPANY

Vol. m94 Page 11652

WARRANTY DEED

MTC 31365-KR

KNOW ALL MEN BY THESE PRESENTS, That ALBERT C. ACKLIN and ESTHER L. ACKLIN, husband and wife hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by ROGER W. LEE, SR. and B. LAVERNE LEE, 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:

Parcel 2 of Land Partition No. 29-93 situated in the SE1/4 SW1/4 of Section 1, Township 39 South, Range 9 East of the Willamette Meridian, 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."

LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.930. AND TO DETERMINE ANY 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

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 \$ 23,000.00

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.

In Witness Whereof, the grantor has executed this instrument this 19th 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.

STATE OF OREGON,
County of Klamath)
April 19, 19 94) ss.

Albert C. Acklin
ALBERT C. ACKLIN
Esther L. Acklin
ESTHER L. ACKLIN

Personally appeared the above named
ALBERT C. ACKLIN
ESTHER L. ACKLIN

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

Before me: Kristi L. Redd
Notary Public for Oregon
My commission expires: 11/16/95



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)

ALBERT C. ACKLIN and ESTHER L. ACKLIN
P.O. Box 937
Klamath Falls, OR 97601

GRANTOR'S NAME AND ADDRESS
ROGER W. LEE, SR. and B. LAVERNE LEE
2815 PATTERSON STREET
KLAMATH FALLS, OR 97603

GRANTEE'S NAME AND ADDRESS
ROGER W. LEE, SR. and B. LAVERNE LEE
2815 PATTERSON STREET
KLAMATH FALLS, OR 97603

NAME, ADDRESS, ZIP

NAME, ADDRESS, ZIP
ROGER W. LEE, SR. and B. LAVERNE LEE
2815 PATTERSON STREET
KLAMATH FALLS, OR 97603

NAME, ADDRESS, ZIP

STATE OF OREGON,
County of Klamath ss.
I certify that the within instrument was received for record on the 19th day of April, 19 94, at 3:38 o'clock P. M., and recorded in book M94 on page 11652 or as file/reel number 79378
Record of Deeds of said county.
Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk
Recording Officer
By Pauline Millender Deputy

Fee \$30.00

MOUNTAIN TITLE COMPANY

MOUNTAIN TITLE COMPANY

MOUNTAIN TITLE COMPANY