

79703

MOUNTAIN TITLE COMPANY Vol. M94 Page 12399

WARRANTY DEED

MTC 32720-MK

KNOW ALL MEN BY THESE PRESENTS, That GARY E. WEHR and MARLENE M. WEHR, as tenants by the entirety hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by JIMMIE DOUGLAS HUGGINS, JR. and IRENE HUGGINS, 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 8, Block 78, BUENA VISTA ADDITION to the City of Klamath Falls, Oregon, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, LESS the Westerly 1.5 feet of Volume 82 of Deed Records 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."

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

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 \$ 15,500.00

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 21 day of April, 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.

STATE OF OREGON,
County of Klamath ss.
April 21, 1994

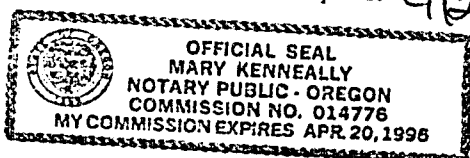
GARY E. WEHR

MARLENE M. WEHR

Personally appeared the above named
GARY E. WEHR
MARLENE M. WEHR

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

Before me: Mary Kenneally
Notary Public for Oregon
My commission expires: 4/20/96



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)

GARY E. WEHR and MARLENE M. WEHR
217 PINE STREET
KLAMATH FALLS, OR 97601

GRANTOR'S NAME AND ADDRESS

JIMMIE DOUGLAS HUGGINS, JR. and IRENE HUGGINS
12207 HIGHWAY #140 EAST
KLAMATH FALLS, OR 97603

GRANTEE'S NAME AND ADDRESS

After recording return to:
JIMMIE DOUGLAS HUGGINS, JR. and IRENE HUGGINS
12207 HIGHWAY #140 EAST
KLAMATH FALLS, OR 97603

NAME, ADDRESS, ZIP

Until a change is requested all tax statements shall be sent to the following address:
JIMMIE DOUGLAS HUGGINS, JR. and IRENE HUGGINS
12207 HIGHWAY #140 EAST
KLAMATH FALLS, OR 97603

NAME, ADDRESS, ZIP

SPACE RESERVED

FOR
RECORDERS USE

STATE OF OREGON, _____ ss.
County of Klamath

I certify that the within instrument was
received for record on the 25th
day of April, 1994,
at 3:37 o'clock P M., and recorded
in book M94 on page 12399 or as
file/reel number 79703

Record of Deeds of said county.
Witness my hand and seal of County
affixed.

Evelyn Biehn, County Clerk

Recording Officer

By Pauline Mulholland Deputy

Fee \$30.00

MOUNTAIN TITLE COMPANY

04-25-94P03:37 RCVD

MOUNTAIN TITLE COMPANY

MOUNTAIN TITLE COMPANY