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04-26-94A10:35 RCVD

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MTC 1396-6989
WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that HARRY G. CHILDERS and BARBARA LOU CHILDERS, husband and wife, hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by JAMES L. WEBB, hereinafter called the grantee, does hereby grant, bargain, sell and convey unto the said grantee and grantee's heirs, successors and assigns, that 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 68 BUENA VISTA ADDITION
to the City of Klamath Falls, in the County
of Klamath, State of Oregon.

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 except as noted above and those apparent on the land, 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 \$ 30,000.00.

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 5 day of December, 19 90; 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.

Harry G. Childers
Barbara L. Childers

STATE OF OREGON)
County of Klamath) ss.

Personally appeared the above named HARRY G. CHILDERS and BARBARA LOU CHILDERS and acknowledged the foregoing instrument to be their voluntary act and deed.

S E A L

Before me:

[Signature]
Notary Public for Oregon
My Commission Expires: 9-27-92

Harry G. Childers & Barbara L. Childers

P.O. Box 577

Chiloquin, Oregon 97624

Grantor's Name & Address

Return & Taxes:

James L. Webb

1739 Modoc Street

Klamath Falls, Oregon 97601

Grantee's Name & Address

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Mountain Title co the 26th day
of April A.D., 19 94 at 10:35 o'clock A M., and duly recorded in Vol. M94
of Deeds on Page 12434

FEE \$35.00

Evelyn Biehn County Clerk

By [Signature]