

WARRANTY DEED  
MTC 32402-MK

KNOW ALL MEN BY THESE PRESENTS, That WILLIAM A. GUERRETTAZ hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by DENNIS W. FANCHER and ARACELI C. FANCHER, 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 14, Block 11, WEST CHILOQUIN, according to the official plat thereof on file in the office of the County Clerk 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."

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 \$ 32,500.00

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.

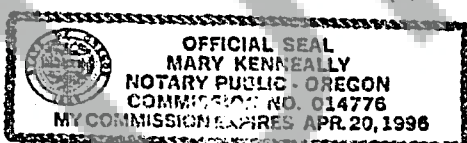
In Witness Whereof, the grantor has executed this instrument this 18 day of March, 1994; if a corporate grantor, it has caused its name to be signed and seal affixed by its officers, duly authorized thereto by order of its board of directors.

STATE OF OREGON,  
County of Klamath ss.  
March 18, 1994.

Personally appeared the above named  
WILLIAM A. GUERRETTAZ

and acknowledged the foregoing instrument to be his 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)

WILLIAM A. GUERRETTAZ  
P.O. BOX 775  
CHILOQUIN, OR 97624

GRANTOR'S NAME AND ADDRESS  
DENNIS W. FANCHER and ARACELI C. FANCHER  
37000 MODOC POINT ROAD  
CHILOQUIN, OR 97624

GRANTEE'S NAME AND ADDRESS  
After recording return to:  
DENNIS W. FANCHER and ARACELI C. FANCHER  
37000 MODOC POINT ROAD  
CHILOQUIN, OR 97624

NAME, ADDRESS, ZIP  
DENNIS W. FANCHER and ARACELI C. FANCHER  
37000 MODOC POINT ROAD  
CHILOQUIN, OR 97624

NAME, ADDRESS, ZIP  
DENNIS W. FANCHER and ARACELI C. FANCHER  
37000 MODOC POINT ROAD  
CHILOQUIN, OR 97624

SPACE RESERVED  
FOR  
RECORDERS USE

STATE OF OREGON, \_\_\_\_\_ ss.

County of Klamath  
I certify that the within instrument was received for record on the 27th day of April, 1994, at 1:20 o'clock P. M., and recorded in book M94 on page 12655 or as file/reel number 79821, Record of Deeds of said county.

Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk  
Recording Officer  
Debra M. Mulins Deputy

Fee \$30.00