

25503

MOUNTAIN TITLE COMPANY

WARRANTY DEED

12985

KNOW ALL MEN BY THESE PRESENTS, That

RANDALL EDWARD SEIDEL and MARY ELIZABETH SEIDEL, husband and wife

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hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by RANDY A. FARRIS and CYNTHIA L. FARRIS, husband and wife, as to an undivided 49% interest in 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:

Tract 31 of Townsend Tracts, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon

Grantees continued - and ALICE F. LEWIS, as to an undivided 51% interest for her life with remainder to Randy A. Farris and Cynthia L. Farris, or the survivor thereof.

SEE EXCEPTIONS ON THE REVERSE SIDE OF THIS DEED

"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."

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 set forth on the reverse side of this deed and those apparent upon the land, if any, as of 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 \$ 42,960.37

In Witness Whereof, the grantor has executed this instrument this 24th day of February, 1991.

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,
February 4, 1991.

Personally appeared the above named MARY ELIZABETH SEIDEL for herself and RANDALL EDWARD SEIDEL attorney-in-fact for RANDALL EDWARD SEIDEL

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

Before me, Kristi L. Reed

Notary Public for Oregon
My commission expires: 11/10/91



RANDALL EDWARD & MARY ELIZABETH SEIDEL	
2551 North Flinnville	
Tucuman, AZ 85716	
GRANTOR'S NAME AND ADDRESS	
RANDY A. & CYNTHIA L. FARRIS; ALICE F. LEWIS	
2765 Dayton	
Klamath Falls, OR 97603	
GRANTEE'S NAME AND ADDRESS	
SAME AS GRANTEE	
NAME, ADDRESS, ZIP	
CITY - LAND #P36164	
700 Sunset St. NE	
Salem, OR 97310-1201	
NAME, ADDRESS, ZIP	

STATE OF OREGON, County of _____ ss.
The foregoing instrument was acknowledged before me this _____, 19____, by _____, president, and by _____, secretary of _____ corporation, on behalf of the corporation.
Notary Public for Oregon
My commission expires: _____ (SEAL)

STATE OF OREGON.
County of _____ ss.
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 filed, 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.
Filed for record at request of Aspen Title
of April _____ A.D., 1994 at 1:25 o'clock P M., and duly recorded in Vol. M94 day _____ of _____ County Lien Docket _____ on Page 12984
EVELYN BIEHN

FEE 10.00

By _____ County Clerk
Annette Mueller