

MTC 32338-III

WARRANTY DEED

05-06-94P03:36 RCVD

MOUNTAIN TITLE COMPANY

MOUNTAIN TITLE COMPANY

KNOW ALL MEN BY THESE PRESENTS, That LEON WALL AND NAOMI M. WALL, TRUSTEES OF THE LEON AND NAOMI M. WALL LIVING TRUST hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by LESLIE E. NORTHCUTT AND NORMA V. NORTHCUTT, 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 11 and 14, VILLA SAINT CLAIR, 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 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 \$ 40,000.00

However, the actual consideration consists of or includes other property or value given or promised which is the whole/ part of the consideration (indicate which). (The sentence between the symbols, if not applicable, should be deleted. See ORS 93.030.)

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 1st 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 \_\_\_\_\_ ) ss.

Leon Wall  
LEON WALL, TRUSTEE

Naomi M. Wall  
NAOMI M. WALL, TRUSTEE

Personally appeared the above named \_\_\_\_\_  
LEON WALL AND NAOMI M. WALL AS TRUSTEES  
OF THE LEON AND NAOMI M. WALL LIVING TRUST

\_\_\_\_\_ and acknowledged the foregoing instrument to be \_\_\_\_\_ voluntary act and deed.

Before me:

\_\_\_\_\_  
Notary Public for Oregon  
My commission expires:

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)

#### TRUSTEES OF THE LEON AND NAOMI M. WALL LIVING TRUST

GRANTOR'S NAME AND ADDRESS
LESLIE E. NORTHCUTT AND NORMA V. NORTHCUTT 1930 ROUND LAKE ROAD KLAMATH FALLS, OR 97601
GRANTEE'S NAME AND ADDRESS
LESLIE E. NORTHCUTT AND NORMA V. NORTHCUTT 1930 ROUND LAKE ROAD KLAMATH FALLS, OR 97601
NAME, ADDRESS, ZIP
LESLIE E. NORTHCUTT AND NORMA V. NORTHCUTT 1930 ROUND LAKE ROAD KLAMATH FALLS, OR 97601
NAME, ADDRESS, ZIP

#### STATE OF OREGON,

ss.  
County of \_\_\_\_\_  
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 file/reel number \_\_\_\_\_, Record of Deeds of said county.  
Witness my hand and seal of County affixed.

By Annette Mueller Recording Officer  
Deputy

State of California

County of Lake

} SS.

Title or Type of Document: Warranty Deed  
Number of Pages 1 Date of Document 4-1-94  
Signer(s) Other than named below \_\_\_\_\_

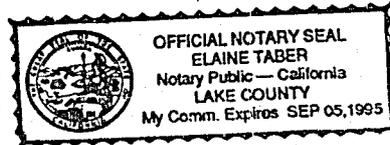
On April 12, 1994 before me, Elaine Taber,  
Notary Public, personally appeared Leon Wall & Naomi M. Wall \*\*  
personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose  
name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the  
same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the  
person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

\*\* AS TRUSTEES OF THE LEON AND NAOMI M. WALL LIVING TRUST

WITNESS my hand and official seal.

Signature

Elaine Taber (Seal)



FD-1 (Revised 11/92)

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Mountain Title Company the 6th day  
of May A.D., 19 94 at 3:37 o'clock P M., and duly recorded in Vol. M94,  
of Deeds on Page 14451.

FEE \$35.00

Evelyn Biehn, County Clerk  
By Annette Mueller