

WARRANTY DEED

MTC 32907-MK

KNOW ALL MEN BY THESE PRESENTS, That LULA MAE THOMAS

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by STEPHEN KING and CATHY KING, 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, LAKESHORE GARDENS, 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."

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

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

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.

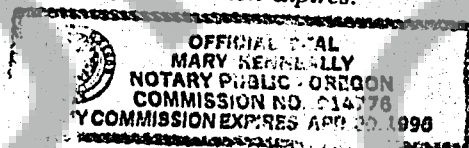
In Witness Whereof, the grantor has executed this instrument this 13 day of May, 1994; if a corporate grantor, it has caused its name to be signed and sealed by its officers, duly authorized thereto by order of its board of directors.

STATE OF OREGON,

County of Klamath ss.Personally appeared the above named LULA MAE THOMASand acknowledged the foregoing instrument to be her voluntary act and deed.

Before me:

Mary Kennaally  
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)

LULA MAE THOMAS  
3950 HOMEDALE #81  
KLAMATH FALLS, OR 97603

GRANTOR'S NAME AND ADDRESS

STEPHEN KING and CATHY KING  
5729 ALTAMONT DRIVE  
KLAMATH FALLS, OR 97603

GRANTEE'S NAME AND ADDRESS

STEPHEN KING and CATHY KING  
5729 ALTAMONT DRIVE  
KLAMATH FALLS, OR 97603

NAME, ADDRESS, ZIP

STEPHEN KING and CATHY KING  
5729 ALTAMONT DRIVE  
KLAMATH FALLS, OR 97603

NAME, ADDRESS, ZIP

Until a change is requested all tax statements shall be sent to the following address:

SPACE RESERVED

FOR RECORDER'S USE

STATE OF OREGON, \_\_\_\_\_ ss.  
County of klamath

I certify that the within instrument was received for record on the 16th day of May, 1994, at 10:43 o'clock A.M., and recorded in book M94 on page 15289 or as file/reel number 81045.  
Record of Deeds of said county.  
Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk  
Recording Officer  
Pauline Mullins Deputy

Fee \$30.00

MOUNTAIN TITLE COMPANY