

81209

WARRANTY DEED

MTC 32997-KR

Vol M44 Page 15651

KNOW ALL MEN BY THESE PRESENTS, That  
MBK, a Partnership consisting of \*\*see continued below

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by  
ALLEN E. BURNS and JOANN A. BURNS, 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 5, Block 2, TRACT 1267, NORTH RIDGE ESTATES, according to the official plat  
thereof on file in the office of the County Clerk of Klamath County, Oregon.

\*\*Grantors continued - Melvin L. Stewart, Mary Lou Stewart, and Kenneth L. Tuttle,  
Administrator and Trustee for Kenneth L. Tuttle, M.D., P.C. Employee Pension and  
Profit Sharing Plan and Trust Agreement

## 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."

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 all those  
of record and those apparent upon the land 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 \$ 32,000.00  
~~HOWEVER, THE ABOVE CONSIDERATION DOES NOT INCLUDE THE PROPERTY OF THE GRANTOR WHICH IS PROVIDED IN THE INSTRUMENT  
PART OF THE CONSIDERATION FOR THE PROPERTY OF THE GRANTOR WHICH IS PROVIDED IN THE INSTRUMENT  
SEE ORS 93.030 XX~~

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.

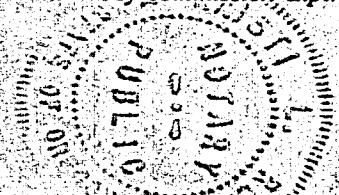
In Witness Whereof, the grantor has executed this instrument this 25th day of September, 19 91;  
if a corporate grantor, it has caused its name to be signed and seal affixed by its officers, duly authorized thereto by  
order of its board of directors.

STATE OF OREGON,  
County of Klamath ) ss.  
September 25, 19 91.

Personally appeared the above named  
Melvin L. Stewart & Mary Lou Stewart,  
Partners of MBK, a partnership

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

Before me: *Kristin L. Redd*  
Notary Public for Oregon  
My commission expires: 11/16/91



MBK, a Partnership

*Melvin L. Stewart*  
Melvin L. Stewart, Partner

*Mary Lou Stewart*  
Mary Lou Stewart, Partner

*Kenneth L. Tuttle*  
Kenneth L. Tuttle, M.D., P.C., Employee  
Pension and Profit Sharing Plan and Trust  
Agreement by Kenneth L. Tuttle, Administrator  
and Partner

STATE OF OREGON, County of Klamath ) ss.

The foregoing instrument was acknowledged before me this  
September 25, 19 91, by Kenneth L. Tuttle,  
Administrator and Trustee for Kenneth L. Tuttle,  
M.D., P.C., Employee Pension and Profit  
Sharing Plan and Trust Agreement, Partner of MBK,  
a partnership

Notary Public for Oregon  
My commission expires: 11/16/91 (SEAL)

MBK, a Partnership  
1763 Washburn Way  
Klamath Falls, OR 97603  
GRANTOR'S NAME AND ADDRESS

ALLEN E. BURNS & JOANN A. BURNS  
6308 Harlan Dr., Klamath Falls, OR 97603  
GRANTEE'S NAME AND ADDRESS

After recording return to:  
SAME AS GRANTEE  
ALLEN E. BURNS & JOANN A. BURNS  
6308 Harlan Dr., Klamath Falls, OR 97603  
NAME, ADDRESS, ZIP

Until a change is required all statements shall be sent to the following address:  
SAME AS GRANTEE  
ALLEN E. BURNS & JOANN A. BURNS  
6308 Harland Dr., Klamath Falls, OR 97603  
NAME, ADDRESS, ZIP

STATE OF OREGON, ss.

County of Klamath  
I certify that the within instrument was  
received for record on the 18th  
day of May, 19 94,  
at 10:48 o'clock A.M., and recorded  
in book M94 on page 15651 or as  
file/reel number 81209,  
Record of Deeds of said county.

Witness my hand and seal of County  
affixed.

Evelyn Biehn, County Clerk  
Recording Officer  
*D. Quenneville* Deputy

Fee \$30.00