

WARRANTY DEED

MTC 32932 KR

KNOW ALL MEN BY THESE PRESENTS, That SYLVIA C. JOHNSON and INGEBORG C. WEBER, with the rights of survivorship hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by RICHARD A. WALLS and KIMBERLY J. WALLS, 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 6 of SUMMERS LANE HOMES, 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 \$ 58,000.00

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 19th day of May, 19 94; if a corporate grantor, it has caused its name to be signed and seal affixed by its officers, duly authorized thereo by order of its board of directors.

STATE OF OREGON, NEW YORK)
County of Fulton ss.
May 19th, 19 94.

Personally appeared the above named *****
SYLVIA C. JOHNSON individually and
as Attorney in fact for Ingeborg
C. Weber*****

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

Before me: Maria L. Fieger
Notary Public for Oregon New York
My commission expires: 12/31/95

MARIA L. FIEGER
NOTARY PUBLIC, STATE OF NEW YORK
QUALIFIED IN FULTON COUNTY
NO. 4913009
MY COMMISSION EXPIRES 12/31/95

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)

SYLVIA C. JOHNSON and INGEBORG C. WEBER
11 CHESTNUT STREET
JOHNSTOWN, NY 12095

GRANTOR'S NAME AND ADDRESS
RICHARD A. WALLS and KIMBERLY J. WALLS
4333 ONYX AVENUE
KLAMATH FALLS, OR 97603

GRANTEE'S NAME AND ADDRESS
RICHARD A. WALLS and KIMBERLY J. WALLS
4333 ONYX AVENUE
KLAMATH FALLS, OR 97603

NAME, ADDRESS, ZIP
RICHARD A. WALLS and KIMBERLY J. WALLS
4333 ONYX AVENUE
KLAMATH FALLS, OR 97603

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

RICHARD A. WALLS and KIMBERLY J. WALLS
4333 ONYX AVENUE
KLAMATH FALLS, OR 97603

NAME, ADDRESS, ZIP

STATE OF OREGON,

County of Klamath ss.
I certify that the within instrument was
received for record on the 24th
day of May, 19 94,
at 2:01 o'clock P. M., and recorded
in book M94 on page 16413 or as
file/reel number 81540.
Record of Deeds of said county.
Witness my hand and seal of County
affixed.

Evelyn Biehn, County Clerk
Recording Officer
B. Quinn Mullins Deputy

Fee \$30.00

MOUNTAIN TITLE COMPANY