

WARRANTY DEED

MTE-33004-JW

KNOW ALL MEN BY THESE PRESENTS, That LEONARD MAITLAND and PAULA MAITLAND, as tenants in common hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by T.C. DAEUBLE, JR. and JOSEPH J. FREEDMAN, TRUSTEE OF THE JOSEPH J. FREEDMAN PROFIT SHARING**, 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:

**TRUST, each with an undivided 1/2 interest

Lot 20 in Block 117 of KLAMATH FALLS FOREST ESTATES, HIGHWAY 66 UNIT, PLAT NO. 4, according to the official plat thereof 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 seised 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 \$ 2,200.00

~~However, the true and actual consideration paid for this transfer, stated in terms of dollars, is \$ 2,200.00. The grantor hereby warrants and forever defends 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.~~

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 2nd day of June, 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 California

County of Alameda

June 2nd, 19 94

Personally appeared the above named

LEONARD MAITLAND

PAULA MAITLAND

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

Before me:

Whispera Dallas
Notary Public for Oregon California
My commission expires: June 13, 1995

Leonard Maitland
LEONARD MAITLAND
Paula Maitland
PAULA MAITLAND



OFFICIAL SEAL
MARLAYNA STATHIS
NOTARY PUBLIC - CALIFORNIA
ALAMEDA COUNTY
My Comm. Expires June 13, 1995

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)

LEONARD AND PAULA MAITLAND

4182 MATEO COURT

FREMONT, CA 94536

GRANTOR'S NAME AND ADDRESS

T.C. DAEUBLE, JR. and JOSEPH J. FREEDMAN

P.O. BOX 1464

SISTERS, OR 97759

GRANTOR'S NAME AND ADDRESS

After recording return to:

T.C. DAEUBLE, JR. and JOSEPH J. FREEDMAN

P.O. BOX 1464

SISTERS, OR 97759

NAME, ADDRESS, ZIP

Used on change is required all the instruments shall be used in the following order:

T.C. DAEUBLE, JR. and JOSEPH J. FREEDMAN

P.O. BOX 1464

SISTERS, OR 97759

NAME, ADDRESS, ZIP

STATE OF OREGON,

ss.

County of Klamath

I certify that the within instrument was

received for record on the 7th

day of June, 19 94,

at 10:22 o'clock A.M. and recorded

in book M91 on page 17759 or as

file/reel number 82291,

Record of Deeds of said county.

Witness my hand and seal of County

affixed.

Evelyn Biehn, County Clerk

Recording Officer

By Quilene Miller Deputy

Fee \$30.00