

~~ATC 32712-HF~~
WARRANTY DEED

BETTY ANN EPPERLY

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by JOHN LLOYD MENDOZA and HEATHER ANN MENDOZA, 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:

SEE EXHIBIT A WHICH IS MADE A PART HEREOF BY THIS REFERENCE

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 EARNING

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

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ 125,000.00

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 10 day of June, 1994; 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
6/10 1994 ss

Betty Ann Epperly
BETTY ANN EPPERLY

Personally appeared the above named BETTY ANN EPPERLY

_____ and acknowledged the foregoing instrument
to be Her voluntary act and deed.

Before me: Nelson McJunk
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 _____.

Notary Public for Oregon
My commission expires: _____

~~BETTY ANN EPPERLY~~

4300 Summers Lane
Klamath Falls, OR 97603
GRANTOR'S NAME AND ADDRESS
JOHN LLOYD MENDOZA and HEATHER ANN MENDOZA
3846 Barry
KLAMATH FALLS, OR 97603

JOHN LLOYD MENDOZA and HEATHER ANN MENDOZA
3848 Barry Ave
KLAMATH FALLS, OR 97603

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

JOHN LLOYD MENDOZA and HEATHER ANN MENDOZA
3848 Spring
KLAMATH FALLS, OR 97603
NAME ADDRESS

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 _____ Recording Officer
_____ Deputy

MOUNTAIN TITLE COMPANY

18524

EXHIBIT "A"
LEGAL DESCRIPTION

The SW1/4 of the SW1/4 of Section 28, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, EXCEPTING right of way 30 feet wide for the E-5 Lateral as shown by deed from Mary J. Anderson and H. E. Anderson, her husband, to the United States of America, dated and recorded on July 12, 1912, in Deed Volume 37 at Page 435, Records of Klamath County, Oregon.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Mountain Title co the 13th day
of June A.D., 19 94 at 2:14 o'clock P M., and duly recorded in Vol. M94
of Deeds on Page 18523

FEE \$35.00

Evelyn Biehn
By Mildred Mullens County Clerk