

06-20-04A10-45 RC/D

MOUNTAIN TITLE COMPANY

MOUNTAIN TITLE COMPANY

KNOW ALL MEN BY THESE PRESENTS, THAT

CATHY COGAR KING

hereinafter called the grantor, for the consideration hereinafter stated to grantor paid by

KRISTI L. ARNOLD

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 appurtenances, her appurtenances and appurtenances thereunto belonging or appertaining, situated in the County of KLAMATH and State of Oregon, described as follows, to-wit:

Lot 3 and the adjoining 1/2 of Lot 2, Block 22 in FIRST ADDITION to the City of Klamath Falls, Oregon, 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 20.930."

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 who may hereafter claim under the above described encumbrances.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ 53,885.00

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 21 day of June, 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

June 21, 1994

Personally appeared the above named
CATHY COGAR KING

and acknowledged the foregoing instrument
to be not voluntary act and deed.

Before me:

Notary Public for Oregon

My commission expires: 1/6/2000

CATHY COGAR KING
5729 ALTAHONT DRIVE
KLAMATH FALLS, OR 97603

GRANTOR'S NAME AND ADDRESS
KRISTI L. ARNOLD
516 ROOSEVELT STREET
KLAMATH FALLS, OR 97601

GRANTEE'S NAME AND ADDRESS
KRISTI L. ARNOLD
516 ROOSEVELT STREET
KLAMATH FALLS, OR 97601

NAME, ADDRESS, ZIP
KRISTI L. ARNOLD
516 ROOSEVELT STREET
KLAMATH FALLS, OR 97601

STATE OF OREGON, County of _____) ss.

The foregoing instrument was acknowledged before me this

day of _____, by

present, and by _____

secretary of _____

_____, corporation, on behalf of the corporation.

Notary Public for Oregon

My commission expires: _____

(SEAL)

STATE OF OREGON,

County of Klamath) ss.

I certify that the within instrument was
received for record on the 29th
day of June, 1994

at 10:45 o'clock A.M., and recorded
in book M94 on page 20138 or as
filed number 83478

Record of Deeds of said county.

Witness my hand and seal of County
affixed.

Evelyn Biehn, County Clerk

Recording Officer

D. Pauline J. Nash, Deputy

Fee \$30.00