

~~KNOW ALL MEN BY THESE PRESENTS~~

~~that~~

WARRANTY DEED

AKA ANNA PEMBLE

ANNA PEMBLE, Individually and as Heir of Miana Tobin, Marie Mercer and Nellie Peters

hereinafter called the grantor, the consideration hereinafter stated, to grantor paid by AUGUST HAUPFMAN AND THE MA JUANITA HAUPFMAN, husband and wife, hereinafter called the grantees, does hereby grant, bargain, sell and convey unto the said grantee and grantee's heirs, successors and assigns, the certain real property, with all the tenements, appurtenances and appurtenances thereunto belonging or appertaining, situated in the County of CLATSOP and State of OREGON, described as follows, to-wit:

SEE ATTACHED EXHIBIT A MADE A PART HEREOF

*Anna Pemble conveys all interest in the attached described legal description that she acquired through the Estate of W.M. Visser, Deceased who was an Uncle of the Grantor. The other heirs who were sisters of the Grantor conveyed their interest to Anna Pemble by assignment of contract recorded August 11, 1978 in Volume M78 at Page 17634, Microfilm Records of Klamath County, Oregon. Anna Pemble is also the surviving heir of Miana Tobin, Marie Mercer and Nellie Peters, along with her other sister Gertrude Tinent the only other surviving Heir.

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 those of record and apparent to the land

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 whatsoever, except those claiming under the above described encumbrances.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$. However, the actual consideration consists of or includes other property or value given or promised which is the whole or part of the consideration (in which case which). (The sentence between the symbols, if not applicable, should be deleted. See ORS 93.030.)

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 20 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.

President of British Columbia

~~SHIRLEY L. MILLER~~

~~at 33605-20~~ ss.

June 20, 19 94

Anna Pemble

Anna Pemble

Personally appeared the above named Anna Pemble

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

Before me:

Notary Public for British Columbia

My commission expires:

At: **SHIRLEY L. MILLER**

33719 South Fraser Way.

Abbotsford, B.C. V2S 2C1

Ph. #859-4851 fax #859-0461

NOTARY PUBLIC

STATE OF OREGON, County of ss.

The foregoing instrument was acknowledged before me this

 day of , 19 , by

president, and by

secretary of

a corporation on behalf of the corporation.

Notary Public for Oregon

My commission expires: (SEAL)

Anna Pemble

33525 Mayfair

Abbotsford, B.C. V2S 1S6

GRANTOR'S NAME AND ADDRESS

Anna Pemble

33525 Mayfair

Abbotsford, B.C. V2S 1S6

NAME AT

Use a check to require all the instruments shall be used

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.

Recording Officer

By Deputy

EXHIBIT 'A'

LEGAL DESCRIPTION

PARCEL 1

A portion of Lot 81, CASITAS, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Beginning at a point lying on the SE corner of said Lot 81, and traveling in a Westerly direction along the Southern border of said Lot 81, a distance of 73.5 feet to the point of beginning; thence, traveling Westerly along the Southern boundary of said Lot 81 a distance of 45.2 feet; thence, traveling Northerly in a direction perpendicular to the Southern boundary of said Lot 81 a distance of 20 feet; thence, Easterly in a direction parallel to the Southern boundary of said Lot 81 a distance of 45.2 feet; thence Southerly on a line perpendicular to the Southern boundary of said Lot 81 a distance of 20 feet, to the point of beginning.

PARCEL 2

A portion of Lot 82, CASITAS, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Beginning at the Southeast corner of said Lot 82 and traveling in a Westerly direction along the Southern boundary of Lot 82 a distance of 73.5 feet to the point of beginning; thence, traveling Westerly along the Southern border of said Lot 82 a distance of 45.2 feet; thence traveling in a Northerly direction perpendicular to the Southern boundary of said Lot 82 a distance of 80 feet, to a point that intersects with the Northern border of said Lot 82; thence, traveling in an Easterly direction along the Northern boundary of said Lot 82 a distance of 45.2 feet; thence, traveling in a Southerly direction in a line perpendicular to the Southern border of said Lot 82 a distance of 80 feet, to the point of beginning.

STATE OF OREGON: COUNTY OF KLAMATH ss.

Filed for record at request of Mounts in Title co the 8th day
of July A.D. 19 94 at 3:40 o'clock PM., and duly recorded in Vol. M94
of Deeds on Page 21253

FEE \$35.00

Evelyn Rieha County Clerk

By Barbara G. Hildner