84104 07-11-94P03:01 RCVD MOUNTAIN TITLE COMPANY Vol. M94 Page 21369

WARRANTY DEED

M-C 33192-KR

KNOW ALL MEN BY THESE PRESENTS, That ANN RUGGLES hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by DEBRA A. WESSLER, 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 8 in Block 6 of MOUNTAIN LAKES HOMESITES, 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 $ 5,000.00 [illegible] (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 24 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.

Ann Ruggles
ANN RUGGLES

STATE OF OREGON, County of Jackson) ss.
June 24 19 94

Personally appeared the above named ANN RUGGLES and acknowledged the foregoing instrument to be a voluntary act and deed.

Before me: Sharon J. McKillop
Notary Public for Oregon

OFFICIAL SEAL
SHARON McKILLOP
NOTARY PUBLIC - OREGON
COMMISSION NO. 033027
MY COMMISSION EXPIRES JUNE 17, 1998

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 _____ (SEAL)
My commission expires:

ANN RUGGLES
6060 COLEMAN CREEK ROAD
MEDFORD, OR 97501
GRANTOR'S NAME AND ADDRESS

DEBRA A. WESSLER
P.O. BOX 102153
ANCHORAGE, AK 99510
GRANTEE'S NAME AND ADDRESS

DEBRA A. WESSLER
P.O. BOX 102153
ANCHORAGE, AK 99510
NAME, ADDRESS, ZIP

DEBRA A. WESSLER
P.O. BOX 102153
ANCHORAGE, AK 99510
NAME, ADDRESS, ZIP

STATE OF OREGON, ss.
County of Klamath
I certify that the within instrument was received for record on the 11th day of July, 19 94, at 3:01 o'clock P. M., and recorded in book M94 on page 21369 or as file/reel number 84104, Record of Deeds of said county.
Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk
Recording Officer
By [signature] Deputy

Fee $30.00

MOUNTAIN TITLE COMPANY

MOUNTAIN TITLE COMPANY

MOUNTAIN TITLE COMPANY