

84129

502 W. Main Street (P. O. Box 218) Medford, OR 97501 (503) 779-2811

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WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that

JOHN R. KING and FEATHER W. KING

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

WILLIAM E. LUCAS and MARY LOUISE LUCAS, Trustees of the William E. Lucas and Mary Louise Lucas Revocable Living Trust dated May 11, 1990

hereinafter called the Grantee, does hereby grant, bargain, sell and convey unto the said Grantee and Grantee's heirs, successors and assigns, that certain real property with the tenements, hereditaments and appurtenances thereunto belonging or appertaining, situated in the County of KLAMATH, State of Oregon, described as follows to wit:

A cabin and all improvements located thereon in Lot 5, Block U, LAKE OF THE WOODS, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

TO HAVE AND TO HOLD the same unto the said Grantee and Grantee's heirs, successors and assigns forever.

And Grantor hereby covenants to and with Grantee and the heirs of the survivor and their assigns, that Grantor is lawfully seized in fee simple of the above granted premises, free from all encumbrances, EXCEPT The 1994/95 personal property taxes, all lien not yet due and payable and the Term Special Use Permit issued by the U.S. Forest Service for Recreation Residences.

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 \$ 104,000.00

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 individuals and to corporations.

IN WITNESS WHEREOF, the grantor has executed this instrument this 11th day of July, 1994.

"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 FISHING OR FOREST PRACTICES AS DEFINED IN ORS 30.930."

John R. King
JOHN R. KING

Feather W. King
FEATHER W. KING

STATE OF OREGON
COUNTY OF Jackson

The foregoing instrument was acknowledged before me this 11th day of July, 1994, by

John R. King and Feather W. King

STATE OF OREGON, ss.
County of Klamath

Filed for record at request of:

Mountain Title Co

on this 12th day of July A.D. 19 94
at 9:36 o'clock A.M. and duly recorded
in Vol. M94 of Deeds Page 21431

Evelyn Biehn County Clerk

By Candace Mullenbore

Deputy.

Fee, \$30.00

Patricia Gray
Notary Public for Oregon
My commission expires 6/27/96

Mail Tax Statements to:
Grantee
11233 CORP RANCH RD
ASHLAND OR 97520

