

WARRANTY DEED MTC 3:154-112

KNOW ALL MEN BY THESE PRESENTS, That ALBERT C. ACKLIN and ESTHER L. ACKLIN, his band and wife hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by WILLIAM R. WYNN and BERNICE M. WYNN, husband and wife 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 thereto belonging or appertaining, situated in the County of Klamath and State of Oregon, described as follows, to-wit:

Parcel 3 of Land Partition No. 29-93 situated in the SE1/4 of the SW1/4 of Section 1, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon.

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"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 \$ 25,500.00

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 12th day of July, 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.

STATE OF OREGON,) County of Klamath) ss. July 12, 19 94

Albert C. Acklin ESTHER L. ACKLIN

Personally appeared the above named ALBERT C. ACKLIN ESTHER L. ACKLIN

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

Before me: Kristi L. Redd Notary Public for Oregon My commission expires: 11/6/95

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: (SEAL)

Form with fields for grantor and grantee names and addresses: ALBERT C. ACKLIN and ESTHER L. ACKLIN, PO BOX 937, KLAMATH FALLS OR 97601; WILLIAM R. WYNN and BERNICE M. WYNN, 2823 PATTERSON ST, KLAMATH FALLS OR 97603.

STATE OF OREGON,) ss. County of Klamath I certify that the within instrument was received for record on the 12th day of July, 19 94 at 3:45 o'clock P. M., and recorded in book M94 on page 21553 or as file/reel number 84194. Record of Deeds of said county. Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk Recording Officer By [Signature] Miller Deputy

Fee \$30.00

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