

84892

07-27-94A10:31

RCVD

MOUNTAIN TITLE COMPANY

Vol. m94 Page 22935

KNOW ALL MEN BY THESE PRESENTS, That
EDWARD L. BRITTONWARRANTY DEED
MTC 33330-mk

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

Parcel 3 of Partition 4-94 being a portion of Parcels 1 and 2 of Minor Partition 68-91 situated in the NW1/4 of Section 31, Township 34 South, Range 7 East of the Willamette Meridian, 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 \$ 255,000.00.

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 26 day of July, 1994; 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 26, 1994.Personally appeared the above named
EDWARD L. BRITTONand acknowledged the foregoing instrument
to be his voluntary act and deed.

Before me:

Notary Public for Oregon
My commission expires: 4/20/96

EDWARD L. BRITTON

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
My commission expires: _____ (SEAL)

GRANTOR'S NAME AND ADDRESS

JERRY HINES and JEAN HINES
39770 MODOC POINT ROAD
CHILCOQUIN, OR 97624

GRANTEE'S NAME AND ADDRESS

JERRY HINES and JEAN HINES
39770 MODOC POINT ROAD
CHILCOQUIN, OR 97624

NAME, ADDRESS, ZIP

Until a change is requested all tax statements shall be sent to the following address.

JERRY HINES and JEAN HINES
39770 MODOC POINT ROAD
CHILCOQUIN, OR 97624

NAME, ADDRESS, ZIP

SPACE RESERVED

FOR

RECORDERS USE

STATE OF OREGON,

County of Klamath ss.

I certify that the within instrument was received for record on the 27th day of July, 1994, at 10:31 o'clock A.M., and recorded in book M94 on page 22935 or as file/reel number 84892.
Record of Deeds of said county.
Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk
Recording Officer
By Pauline M. Mendenhall Deputy

Fee \$30.00

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