

## WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That AKA KATHERINE LYNNE MYERS  
JAMES R. MYERS and KATHERINE LYNNE MAESTAS as tenants in common  
 hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by  
C. DOUGLAS REDDELL, 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:

All of Lot 5 and the Southeasterly 25 feet of Lot 4 in Block 47 in HOT  
 SPRINGS ADDITION to the City of Klamath Falls, 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 \$ 90,000.00.  
 However, this deed is not to be construed as a warranty of title or as a warranty of the accuracy of the description of the property herein, but only as a warranty of the grantor's authority to execute this deed.

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 1st day of August, 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.  
August 1, 19 94.

James R. Myers  
 JAMES R. MYERS  
Katherine Lynne Maestas  
 KATHERINE LYNNE MAESTAS MYERS

Personally appeared the above named  
JAMES R. MYERS  
KATHERINE LYNNE MAESTAS MYERS

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

Before me: Kristi L. Redd  
 Notary Public for Oregon  
 My commission expires: 11/16/95

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)



JAMES R. MYERS & KATHERINE LYNNE MYERS  
135 LINCOLN  
KLAMATH FALLS OR 97601

GRANTOR'S NAME AND ADDRESS

C. DOUGLAS REDDELL

c/o JERRIE REDDELL, 5200 TEARE LANE  
BONANZA, OR 97623

GRANTEE'S NAME AND ADDRESS

After recording return to:

C. DOUGLAS REDDELL

c/o JERRIE REDDELL, 5200 TEARE LANE  
BONANAZA, OR 97623

NAME, ADDRESS, ZIP

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

C. DOUGLAS REDDELL

c/o JERRIE REDDELL

5200 TEARE LANE, BONANZA, OR 97623

NAME, ADDRESS, ZIP

STATE OF OREGON,

ss.

County of Klamath

I certify that the within instrument was  
 received for record on the 1st  
 day of Aug, 19 94,  
 at 3:52 o'clock P M., and recorded  
 in book M94 on page 23520 or as  
 file/reel number 85192,

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