

08-11-94A10:13 RCVD

WARRANTY DEED

MTC 33363 MK

KNOW ALL MEN BY THESE PRESENTS, That

W. R. FERRELL and S. MARIE FERRELL, as tenants by the entirety

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by \_\_\_\_\_, hereinafter called

DAVID L. DELONGE

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:

The Easterly one-half of Lots 9 and 10 of Block 32 of WEST KLAMATH,  
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 \$ 40,000.00

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 9 day of August, 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.

Personally appeared the above named \_\_\_\_\_

W. R. FERRELL

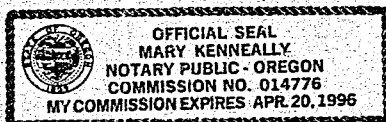
S. MARIE FERRELL

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

Before me:

Notary Public for Oregon

My commission expires: 4/20/96



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)

W. R. FERRELL and S. MARIE FERRELL  
2407 GETTLE STREET  
KLAMATH FALLS, OR 97603

GRANTOR'S NAME AND ADDRESS

DAVID L. DELONGE  
5253 PEGGY AVENUE  
KLAMATH FALLS, OR 97601

GRANTEE'S NAME AND ADDRESS

After recording return to:

DAVID L. DELONGE  
5253 PEGGY AVENUE  
KLAMATH FALLS, OR 97601

NAME, ADDRESS, ZIP

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

DAVID L. DELONGE  
5253 PEGGY AVENUE  
KLAMATH FALLS, OR 97601

NAME, ADDRESS, ZIP

SPACE RESERVED

FOR

RECORDERS USE

STATE OF OREGON,

ss.

County of Klamath

I certify that the within instrument was  
received for record on the 11th  
day of Aug, 19 94,  
at 10:13 o'clock A.M., and recorded  
in book M94 on page 24770 or as  
file/reel number 85763

Record of Deeds of said county.  
Witness my hand and seal of County  
affixed.

Evelyn Biehn, County Clerk

Recording Officer

By Dorene M. Miller Deputy

Fee \$30.00