

08-11-94A10:13 RCVD

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That

ROBERT R. SIMPKINS and BETTY SIMPKINS

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

WALTER R. FERRELL and STELLA M. FERRELL, husband and wife

, 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:

The South 46.8 feet of Lots 14, 15, 16, 17 and 18, Block 6, ST. FRANCIS PARK, 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 \$ 36,900.00

~~WHEREFORE, THE GRANTOR COVENANTS, WARRANTS, DEFENDS AND AGREES TO HOLD THE PROPERTY OF THE GRANTOR, THE GRANTOR'S HEIRS, SUCCESSORS AND ASSIGNS, AGAINST THE CLAIMS AND DEMANDS OF ALL PERSONS WHOMSOEVER, EXCEPT THOSE CLAIMING UNDER THE ABOVE DESCRIBED ENCUMBRANCES.~~

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 23 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.

Personally appeared the above named

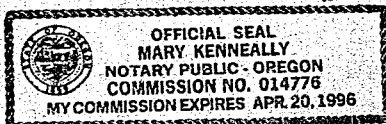
ROBERT R. SIMPKINSBETTY SIMPKINS

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

Before me:

Mary Kenneally

Notary Public for Oregon

My commission expires: 4/20/96

ROBERT R. SIMPKINS

BETTY SIMPKINS

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)

ROBERT R. SIMPKINS and BETTY SIMPKINS

GRANTOR'S NAME AND ADDRESS

WALTER R. FERRELL and STELLA M. FERRELL

2407 GETTLE

KLAMATH FALLS, OR 97603

GRANTEE'S NAME AND ADDRESS

After recording return to:

WALTER R. FERRELL and STELLA M. FERRELL

2407 GETTLE

KLAMATH FALLS, OR 97603

NAME, ADDRESS, ZIP

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

WALTER R. FERRELL and STELLA M. FERRELL

2407 GETTLE

KLAMATH FALLS, OR 97603

NAME, ADDRESS, ZIP

STATE OF OREGON,

ss.

County of Klamath

I certify that the within instrument was

received for record on the 11thday of Aug, 1994,at 10:13 o'clock A M., and recorded inbook M94 on page 24775 or asfile/reel number 85765,

Record of Deeds of said county.

Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk

Recording Officer

By Dorlene Kullander Deputy

Fee \$30.00