

WARRANTY DEED
MTC 33676 K.A.

KNOW ALL MEN BY THESE PRESENTS, That

DONALD R. WHITAKER and ROSEMARY WHITAKER, as Tenants by the entirety hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by DONALD O. MC LEAN and GINGER L. BILES, with the rights of survivorship, 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 Land Partition 54-92 as filed in the Klamath County Clerk's Office and being situated in Lot 15 of HOMELAND TRACTS NO. 2, 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 \$ 22,500.00.

~~However, the above consideration is not to be construed as a promise to pay or to secure the payment of any debt or obligation of the grantor or grantee, and no part of the consideration shall be applied to the payment of any such debt or obligation.~~

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 14th 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, Klamath ss.
County of August 11, 19 94.

Personally appeared the above named
DONALD R. WHITAKER
ROSEMARY WHITAKER

Donald R. Whitaker
DONALD R. WHITAKER
Rosemary Whitaker
ROSEMARY WHITAKER

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)

DONALD R. WHITAKER and ROSEMARY WHITAKER
5835 DELAWARE
KLAMATH FALLS, OR 97603

GRANTOR'S NAME AND ADDRESS
DONALD O. MC LEAN and GINGER L. BILES
58 NEPTUNE COURT
WEST PITTSBURG, CA 94565

GRANTEE'S NAME AND ADDRESS
DONALD O. MC LEAN and GINGER L. BILES
58 NEPTUNE COURT
WEST PITTSBURG, CA 94565

NAME, ADDRESS, ZIP

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

DONALD O. MC LEAN and GINGER L. BILES
58 NEPTUNE COURT
WEST PITTSBURG, CA 94565

NAME, ADDRESS, ZIP

STATE OF OREGON,

ss.

County of Klamath

I certify that the within instrument was received for record on the 12th day of Aug, 19 94, at 10:46 o'clock A M., and recorded in book M94 on page 24951 or as file/reel number 85850.

Record of Deeds of said county.

Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk

Recording Officer

B. Pauline R. Nelson, Deputy

Fee \$30.00

MOUNTAIN TITLE COMPANY

MOUNTAIN TITLE COMPANY

MOUNTAIN TITLE COMPANY