

MTL 33561-80
WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That

VIVIAN B. DALMER

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by MICHAEL W. OGDEN and PAGE M. OGDEN, 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:

Lot 1 in Block 10 of BUENA VISTA 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. TOGETHER WITH the Southwesterly 32 feet of vacated Oregon Avenue adjoining said Lot 1 on the Northeast.

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 \$ 55,000.00.
~~However, the actual consideration paid for this transfer, stated in terms of dollars, is \$ 55,000.00.
 If the actual consideration paid for this transfer, stated in terms of dollars, is not applicable, it should be deleted.
 See ORS 93.030.~~

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 12 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

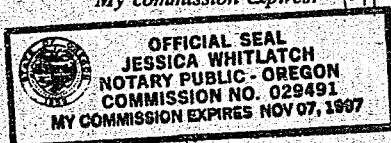
VIVIAN B. DALMER

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

Before me:

Jessica Whitlatch
Notary Public for Oregon

My commission expires: 11/7/97



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)

VIVIAN B. DALMER

5250 Case Ave 5x102
Pleasanton, CA 94566
GRANTOR'S NAME AND ADDRESS

MICHAEL W. OGDEN and PAGE M. OGDEN

708 West Oregon Ave
Klamath Falls, OR 97601
GRANTEE'S NAME AND ADDRESS

After recording return to:

MICHAEL W. OGDEN and PAGE M. OGDEN

708 West Oregon Ave
Klamath Falls, OR 97601
NAME, ADDRESS, ZIP

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

MICHAEL W. OGDEN and PAGE M. OGDEN

708 West Oregon Ave
Klamath Falls, OR 97601
NAME, ADDRESS, ZIP

SPACE RESERVED

FOR

RECORDER'S USE

STATE OF OREGON,

ss.

County of Klamath

I certify that the within instrument was received for record on the 17th day of Aug, 1994, at 11:21 o'clock A.M. and recorded in book M94 on page 25500 or as file/reel number 86127.

Record of Deeds of said county.

Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk

Recording Officer

Debra M. Nishenko Deputy

Fee \$30.00

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