

## WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That JOHN L. LUNDBERG, TRUSTEE OR HIS SUCCESSORS IN TRUST UNDER THE JOHN L. LUNDBERG LOVING TRUST DATED JULY 24, 1991 hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by CLEVELAND CLAYTON AND JANE CLAYTON, 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 North 40 feet of Lots 464 and 465 of Block 121, MILLS 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 WHICH LIMIT LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN O.R.S. 30.930 IN ALL ZONES

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 to the land, if any, as of 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 \$ 31,500.00

~~MARKED BY THE COUNTY CLERK OF KLAMATH COUNTY, OREGON, FOR THE PURPOSES OF THE RECORDS ACT, CHAPTER 261, ORS 261.010, 261.015, 261.020, 261.025, 261.030, 261.035, 261.040, 261.045, 261.050, 261.055, 261.060, 261.065, 261.070, 261.075, 261.080, 261.085, 261.090, 261.095, 261.100, 261.105, 261.110, 261.115, 261.120, 261.125, 261.130, 261.135, 261.140, 261.145, 261.150, 261.155, 261.160, 261.165, 261.170, 261.175, 261.180, 261.185, 261.190, 261.195, 261.200, 261.205, 261.210, 261.215, 261.220, 261.225, 261.230, 261.235, 261.240, 261.245, 261.250, 261.255, 261.260, 261.265, 261.270, 261.275, 261.280, 261.285, 261.290, 261.295, 261.300, 261.305, 261.310, 261.315, 261.320, 261.325, 261.330, 261.335, 261.340, 261.345, 261.350, 261.355, 261.360, 261.365, 261.370, 261.375, 261.380, 261.385, 261.390, 261.395, 261.400, 261.405, 261.410, 261.415, 261.420, 261.425, 261.430, 261.435, 261.440, 261.445, 261.450, 261.455, 261.460, 261.465, 261.470, 261.475, 261.480, 261.485, 261.490, 261.495, 261.500, 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