

WARRANTY DEED

ASPEN TITLE ESCROW NO. 01041402

AFTER RECORDING RETURN TO: Mr. and Mrs. William C. Ransom AND Mr. and Mrs. James H. Patton
4480 S. 6= St.
Klamath Falls Ove. 97603

UNTIL A CHANGE IS REQUESTED ALL TAX STATEMENTS TO THE FOLLOWING ADDRESS: SAME AS ABOVE

FINLEY H. MALLORY and CLOVIS E. MALLORY and GORDEN E. MALLORY, hereinafter called GRANTOR(S), convey(s) to WILLIAM C. RANSOM and KRISTINE RANSOM, husband and wife as to an undivided one-half interest and JAMES H. PATTON and MARGIE G. PATTON, husband and wife as to a undivided one-half interest, hereinafter called GRANTEE(S), all that real property situated in the County of Klamath, State of Oregon, described as:

Lots 7 thru 41, inclusive, Block 2, ST, FRANCIS PARK, in the County of Klamath, State of Oregon. TOGETHER WITH that portion of alley vacated by Order of Vacation recorded August 8, 1957 in Book 293, Page 427, and recorded March 25, 1974 in Book M-74, page 3704, which inures to said property.

"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 30.390."

and covenant(s) that grantor is the owner of the above described property free of all encumbrances except covenants, conditions. restrictions, reservations, rights, rights of way and easements of record, if any, and apparent upon the land,

and will warrant and defend the same against all persons who may lawfully claim the same, except as shown above.

The true and actual consideration for this transfer is \$477,665.21. "The execution of this deed directly to the Grantee named is done at the direction of CLTC Exchange Company as part of a tax deferred exchange for the benefit of said Grantee."

In construing this deed and where the context so requires, the singular includes the plural.

GORDEN E.

IN WITNESS WHEREOF, the grantor has executed this instrument this 16th day of August, 1994.

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CLOVIS E. MALLORY

STATE OF OREGON

County of Klamath)

The foregoing instrument was acknowledged before me this day of August, 1994, by FINLEY H. MALLORY and CLOVIS E. MALLORY and GORDEN E. MALLORY.

Before me: Warlene Addington
Notary Public for Oregon

OFFICIAL SEAL
MARLENE T. ADDINGTON
OTOMISSION NO. 022288
MYCOMMISSION EXPIRES MAR. 22, 1 公司を使い はちかい マーマルロ

My Commission Expires: March 22, 1997

Sefore me: Whither This Notary Publicits, Oregon My Cammissian Explose forch 22, 1992

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STATE OF OREGON: COUNTY OF KLAMATH: ss.

Aspen Title & Escrow 19th the Filed for record at request of . _ A.D., 19 <u>94</u> at 11:00 clock A_M., and duly recorded in Vol. . M94 on Page _ 25768 Deeds of County Clerk

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