

33-91-MK

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That JOSEPH M. PYLES and BEVERLY PYLES, hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by 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 10, Block 1, PINE GROVE PARK HOMES, 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 \$ 120,100.00

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 24 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. August 24, 1994

Joseph M. Pyles, His Attorney in fact. JOSEPH M. PYLES Beverly J. Pyles

BEVERLY PYLES

Beverly Pyles

Personally appeared the above named JOSEPH M. PYLES BEVERLY PYLES

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

Before me: Mary Kenneally Notary Public for Oregon My commission expires: 4-1-96

STATE OF OREGON, County of) ss. The foregoing instrument was acknowledged before me this , 19 , by , president, and by , secretary of

corporation, on behalf of the corporation.

Notary Public for Oregon My commission expires: (SEAL)



JOSEPH M. PYLES and BEVERLY PYLES
6423 VERDA VISTA COURT
KLAMATH FALLS, OR 97603
GRANTOR'S NAME AND ADDRESS
WILLIAM E. BAKER
3315 PINE GROVE ROAD
KLAMATH FALLS, OR 97603
GRANTOR'S NAME AND ADDRESS
WILLIAM E. BAKER
3315 PINE GROVE ROAD
KLAMATH FALLS, OR 97603
NAME, ADDRESS, ZIP
WILLIAM E. BAKER
3315 PINE GROVE ROAD
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 24th day of Aug, 1994, at 2:12 o'clock P.M., and recorded in book M94 on page 26422 or as file/reel number 86724, Record of Deeds of said county. Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk Recording Officer By Routine Mullendore Deputy

Fee \$30.00

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