

MOUNTAIN TITLE COMPANY

WARRANTY DEED

Vol. m94 Page 27438

KNOW ALL MEN BY THESE PRESENTS, That

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by GLENN G. JUSTUS AND JOANNA L. JUSTUS, is to an undivided 1/2 interest and STEPHEN KING and***, hereinafter called the grantee, does hereby 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:

***CATHY KING, as to an undivided 1/2 interest.
Parcel 1 of Minor Land Partition 14-91 situated in the W1/2 NE1/4 of Section 13, Township 39, South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, as filed in the Klamath County Engineer's Office

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

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 \$ change vesting. However, the actual consideration consists of or includes other property or value given or promised which is the whole/part of the consideration (indicate which). (The sentence between the symbols, if not applicable, 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 31 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,
County of Klamath ss.
August 31, 19 94

Personally appeared the above named
Glenn G. Justus
Joanna L. Justus

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

Before me: Mary Kenneally
Notary Public for Oregon
My commission expires 4/10/96



Glenn & Joanna Justus
2040 Lakeside Drive
Klamath Falls, OR 97601

Stephen & King
5129 Alameda
Klamath Falls, OR 97603

Stephen & King
5129 Alameda
Klamath Falls, OR 97603

Stephen & King
5129 Alameda
Klamath Falls, OR 97603

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)

STATE OF OREGON,

County of Klamath ss.

I certify that the within instrument was received for record on the 1st day of Sept, 19 94, at 10:41 o'clock A M., and recorded in book M94 on page 27438 or as file/reel number 87256.
Record of Deeds of said county
Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk
Recording Officer
By Carolyn M. Mendenhall Deputy

Fee \$ 0.00

MOUNTAIN TITLE COMPANY