

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That  
TIMOTHY R. FERREIRA

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by  
(CHARLES A. DAKE and JUDITH G. DAKE, 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 4 in Block 76 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, EXCEPTING the Southwesterly 40  
feet thereof as set forth in deed recorded September 17, 1946 in Volume  
195, page 447, Deed Records 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 law suits 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

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 1 day of September 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  
September 1, 1994

Personally appeared the above named  
TIMOTHY R. FERREIRA

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

Before me: Mary Kenneally  
Notary Public for Oregon  
My commission expires:



TIMOTHY R. FERREIRA

GRANTOR'S NAME AND ADDRESS  
CHARLES A. DAKE and JUDITH G. DAKE  
1652 TURKEY CRICK LANE  
ROSEBURG, OR 97470

GRANTOR'S NAME AND ADDRESS  
CHARLES A. DAKE and JUDITH G. DAKE  
1652 TURKEY CRICK LANE  
ROSEBURG, OR 97470

NAME, ADDRESS, ZIP  
CHARLES A. DAKE and JUDITH G. DAKE  
1652 TURKEY CRICK LANE  
ROSEBURG, OR 97470

TIMOTHY R. FERREIRA

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 2nd day of Sept. 19 94, at 10:06 o'clock A. M., and recorded in book M94 on page 27548 or as file/reel number 87309, Record of Deeds of said county.  
Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk  
Recording Officer  
B. D. Melendy, Deputy

Fee \$30.00