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09-15-94A11:35 RCVD

WARRANTY DEED

Vol 1994 Page 29044

KNOW ALL MEN BY THESE PRESENTS, That

T. C. Dauble, Jr.

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by

LUCINDA A. RUSS

hereinafter called the grantee, does hereby grant, bargain, sell and convey unto the grantee and grantee's heirs, successors and assigns, that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or in any way appertaining, situated in KLAMATH County, State of Oregon, described as follows, to-wit:

1/2 of an undivided interest, not as tenants in common, BUT WITH FULL RIGHT OF SUCCESSION SHIP IN LOTS 16 and 17 of Block 88 in KLAMATH FALLS FOREST ESTATES, HIGHWAY 66 UNIT PLAT NO. 4

SUBJECT TO:

1. Reservations as contained in plat dedication
2. An easement created by instrument, recorded JANUARY 29th 1963, Volume: 259, pg 28, Deed Records of Klamath County Oregon.
3. Covenants, conditions and restrictions, imposed by instrument, recorded July 21st 1965, Volume: M65, page 165, Microfilm Records of Klamath County, OR.

(Cont.)

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE)

To Have and to Hold the same unto the grantee and grantee's heirs, successors and assigns forever. And grantor hereby covenants to and with grantee and grantee's heirs, successors and assigns, that grantor is lawfully seized in fee simple of 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.

grantor will warrant and forever defend the 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 \$1.00. However, the actual consideration consists of or includes other property or value given or promised which is 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, where the context so requires, the singular includes the plural and all grammatical changes shall be made so that this deed shall apply equally to corporations and to individuals.

In Witness Whereof, the grantor has executed this instrument this 14th day of September, 1994; if a corporate grantor, it has caused its name to be signed and its seal, if any, affixed by an officer or other person duly authorized to do so by order of its board of directors.

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.

T. C. Dauble, Jr.

STATE OF OREGON, County of Klamath

This instrument was acknowledged before me on September 15, 1994, by T. C. Dauble, Jr.

This instrument was acknowledged before me on _____, 19____, by _____, as _____.



OFFICIAL SEAL
JESSICA WHITLATCH
NOTARY PUBLIC - OREGON
COMMISSION NO. 029491
MY COMMISSION EXPIRES NOV 07, 1997

Jessica Whitlatch

My commission expires _____ Notary Public for Oregon

T. C. Dauble, JR.
P.O. 7607
KLAMATH FALLS, OR 97607

LUCINDA A. RUSS
P.O. 1464
SISTERS, OR 97759

After recording return to (Name, Address, Zip):
LUCINDA A. RUSS
P.O. 1464
SISTERS, OR 97759

Until requested otherwise send all tax statements to (Name, Address, Zip):
T. C. Dauble, L. A. RUSS
P.O. 1464
SISTERS, OR 97759

SPACE RESERVED
FOR
RECORDER'S USE

STATE OF OREGON,
County of _____ ss.
I certify that the within instrument was received for record on the _____ day of _____, 19____, at _____ o'clock _____ M., and recorded in book/reel/volume No. _____ on page _____ and/or as fee/file/instrument/microfilm/reception No. _____.
Record of Deeds of said County.
Witness my hand and seal of County affixed.

By _____ TITLE _____ Deputy.

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29045

4. Subject to Highway 66 Unit 4 Road Maintenance Association, recorded May 22nd 1974 in Vol. M74, page 6382, Microfilm Records of Klamath County, Oregon.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Lucinda Russ the 15th day of Sept A.D., 19 94 at 11:35 o'clock A M., and duly recorded in Vol. M94 of Deeds on Page 29044.

FEE \$35.00

Evelyn Biehn County Clerk

By Caroline Mulendore