

MTC 33801 MK
WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That
EMERICK CONSTRUCTION COMPANY, an Oregon Corporation
 hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by
DONALD A. GATES and JEANIE V. GATES, husband and wife, hereinafter called
 the grantee, does hereby grant, bargain, sell and convey into 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:

Lots 29 and 30, Block 12, OREGON SHORES SUBDIVISION, TRACT NO. 1053
 according to the official plat thereof on file in the office of the
 County Clerk of Klamath County, Oregon.

TOGETHER WITH 2 Mobile Homes, 1978 Ridge OR Plate #X155950 and 1978 SANDP
 OR Plate #X145878

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 \$ 32,000.00.
 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 9th day of September, 1994; if a corporate grantor, it has caused its name to be signed and sealed by its officers, duly authorized thereto by order of its board of directors.

STATE OF OREGON,

County of Clackamas, ss.
September 9, 1994.

Personally appeared the above named
EMERICK CONSTRUCTION COMPANY

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

Before me:

Notary Public for Oregon

My commission expires: 10-31-95

EMERICK CONSTRUCTION COMPANY
 BY: **KEVIN J. SPELLMAN, PRESIDENT**

STATE OF OREGON, County of Clackamas, ss.

The foregoing instrument was acknowledged before me this
Sept 9, 1994, by Kevin J. Spellman,
 president, and by Larry Siz,
 secretary of Emerick Const.

uction Co.
 a Oregon corporation, on behalf of the corporation.

Notary Public for Oregon

My commission expires: 10-31-95

(SEAL)

EMERICK CONSTRUCTION COMPANY

P.O. BOX 66100

PORTLAND, OR 97266

GRANTOR'S NAME AND ADDRESS

DONALD A. GATES and JEANIE V. GATES

321 CLAY #26

ASHLAND, OR 97520

GRANTEE'S NAME AND ADDRESS

After recording return to:

DONALD A. GATES and JEANIE V. GATES

321 CLAY #26

ASHLAND, OR 97520

NAME, ADDRESS & P

Until a change is requested all not statements shall be sent to the following address:

DONALD A. GATES and JEANIE V. GATES

321 CLAY #26

ASHLAND, OR 97520

NAME, ADDRESS & P

STATE OF OREGON,

ss.

County of Klamath

I certify that the within instrument was
 received for record on the 22nd
 day of Sept, 1994,
 at 10:54 o'clock A M., and recorded
 in book M94 on page 29808 or as
 file/reel number 88558.
 Record of Deeds of said county.
 Witness my hand and seal of County
 affixed.

Evelyn Biehn, County Clerk

Recording Officer

By Candice Mullender Deputy

Fee \$30.00