

## WARRANTY DEED

## KNOW ALL MEN BY THESE PRESENTS, That

FAST CASCADE PROPERTIES, INC., an Oregon corporation

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by  
CARL E. SLIGAR and MYRTLE O. SLIGAR, husband and wifehereinafter 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:

Parcel 1 of Land Partition 44-94 filed September 13, 1994, being situated in the SW1/4 SW1/4 of Section 20, Township 38 South, Range 9 East of the Willamette Meridian, 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 \$ 8,500.00

~~However, the true and actual consideration paid for this transfer includes other property or value given or promised which is the whole or part of the consideration (indicate within the space between the dollar sign and the amount of the consideration)~~  
XXXXXX ORS 30.930 XXXXXXXX

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 19 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 19, 1994

Personally appeared the above named

FAST CASCADE PROPERTIES, INC.

BY: DUANE W. SMITH, PRESIDENT

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

Before me:

Jessica Whitlatch  
Notary Public for OregonMy commission expires: 11/7/99

EAST CASCADE PROPERTIES, INC.

BY: Duane W. Smith  
DUANE W. SMITH, PRESIDENTOFFICIAL SEAL  
JESSICA WHITLATCH  
NOTARY PUBLIC - OREGON  
COMMISSION NO. 029491  
MY COMMISSION EXPIRES NOV 07, 1997

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)

FAST CASCADE PROPERTIES, INC.

P.O. Box 214Klamath Falls, OR 97601

GRANTOR'S NAME AND ADDRESS

CARL E. SLIGAR and MYRTLE O. SLIGAR

2805 MONTELIUS

KLAMATH FALLS, OR 97603

GRANTEE'S NAME AND ADDRESS

After recording return to:

CARL E. SLIGAR and MYRTLE O. SLIGAR

2805 MONTELIUS

KLAMATH FALLS, OR 97603

NAME, ADDRESS, ZIP

Until a change is requested all statements shall be sent to the following address:

CARL E. SLIGAR and MYRTLE O. SLIGAR

2805 MONTELIUS

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 22nd day of Sept, 1994, at 10:57 o'clock A.M., and recorded in book M94 on page 29840 or as file/reel number 88571.

Record of Deeds of said county.

Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk

Recording Officer

By Debra M. Nix Deputy

Fee \$30.00