

INTC 33755 mK

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That
STEPHEN KING and CATHY KING, as tenants by the entirety as to Parcel 1 and *****
hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by
CARMEN V. MORTENSEN and JENNIFER L. MORTENSEN, husband and wife, hereinafter called
the grantee, does hereby grant, bargain, sell and convey to 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:
SEE EXHIBIT A WHICH IS MADE A PART HEREOF BY THIS REFERENCE
*****STEPHEN H. KING and CATHY KING as Tenants in Common as to Parcel 2

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.

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 27 day of September, 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 Clatsop
September 27, 1994

Personally appeared the above named _____
STEPHEN KING also known as Stephen H.
CATHY KING King _____

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

Before me: Mark Kemeally
Notary Public for Oregon
My commission expires: _____



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)

STEPHEN KING and CATHY KING
5729 ALAMONT DRIVE
KILMATH FALLS, OR 97603

CARMEN V. MORTENSEN and	JENNIFER L. MORTENSEN
5025 S.E. HILL ROAD	
MILWAUKEE, OR 97267	

GRANTEE'S NAME AND ADDRESS	
CARMEN V. MORTENSEN and JENNIFER L. MORTENSEN	
5025 S.E. HILL ROAD	
MILWAUKIE, OR. 97267	

NAME, ADDRESS, ZIP	
CARMEN W. MORTENSEN and 5025 S.E. HILL ROAD MTLWAUKIE, OR 97267	JOHN LEEFER L. MORTENSEN
NAME, ADDRESS, ZIP	

STATE OF OREGON, _____ ss.
County of _____
I certify that the within instrument was
received for record on the _____
day of _____, 19____,
at _____ o'clock _____ M., and recorded
in book _____ on page _____ or as
file/reel number _____.
Record of Deeds of said county.
Witness my hand and seal of County
affixed.

MOUNTAIN TITLE COMPANY

EXHIBIT "A"
LEGAL DESCRIPTION

PARCEL 1

Lot 17 in Block 41 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.

PARCEL 2

The West 13 feet of Lot 16 in Block 41 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.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Mountain Title co the 28th day
of Sept A.D., 19 94 at 10:56 o'clock A.M., and duly recorded in Vol. M94,
of Deeds on Page 30415.
FEE \$35.00
By Svelyn Biehn County Clerk
By *[Signature]*