

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That ERVIN ALLEN, JR. and SHERRY D. ALLEN, as tenants by the entirety hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by MELVILLE F. GREEN and ROSALIE M. GREEN, 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:

SEE EXHIBIT "A" ATTACHED WHICH IS MADE A PART BY THIS REFERENCE



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 \$ 67,900.00. However, the actual consideration for the purchase of the property described in this deed is the sum of \$ 67,900.00, which is the sum of the purchase price of the property described in this deed and the sum of the purchase price of the property described in this deed. (See ORS 30.930.)

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 26 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 ss.  
September 26, 1994

ERVIN ALLEN, JR.  
SHERRY D. ALLEN

Personally appeared the above named  
ERVIN ALLEN, JR.  
SHERRY D. ALLEN

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

Before me: Jessica Whitlatch  
Notary Public for Oregon  
My commission expires: 11/7/97

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)

ERVIN ALLEN, JR. & SHERRY D. ALLEN 2507 N. Harley Ln. Bend, OR 97601	GRANTOR'S NAME AND ADDRESS
MELVILLE F. GREEN & ROSALIE M. GREEN 1960 Harriman Klamath Falls, OR 97601	GRANTEE'S NAME AND ADDRESS
MELVILLE F. GREEN & ROSALIE M. GREEN 1960 Harriman Klamath Falls, OR 97601	NAME, ADDRESS, ZIP
MELVILLE F. GREEN & ROSALIE M. GREEN 1960 Harriman Klamath Falls, OR 97601	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 filed/record number  
Record of Deeds of said county.  
Witness my hand and seal of County affixed.  
By Recording Officer  
Deputy

MOUNTAIN TITLE COMPANY

MOUNTAIN TITLE COMPANY

30653

# EXHIBIT "A" LEGAL DESCRIPTION

Beginning at the Northeasterly corner of Block 72, BUENA VISTA ADDITION, which point is also the Northeasterly corner of Lot 6 of said Block, and running thence South 37 degrees 09' West, along the Westerly line of Harriman Avenue 92.0 feet to the corner common to Lots 5 and 6, thence continuing South 37 degrees 09' West, along said Westerly line of Harriman Avenue 50 feet to the most Southerly corner of Lot 5; thence at right angles North 52 degrees 51' West a distance of 60 feet to a point on the lines between Lots 4 and 5 of said Block 72; thence North 13 degrees 51' East a distance of 54.4 feet to a point on the line between Lots 5 and 6; thence South 52 degrees 51' East along said line between Lots 5 and 6 a distance of 41.9 feet to a point thence at right angles North 37 degrees 09' East a distance of 62.0 feet to a point on the Southerly line of Prescott Street; thence following said Southerly line of Prescott Street North 89 degrees 31' East a distance of 50.0 feet to the point of beginning, being a portion of Lots 5 and 6 in Block 72 of BUENA VISTA ADDITION, to the City of Klamath Falls, Klamath County, Oregon.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Mountain Title Co the 30th day  
of Sept A.D., 19 94 at 11:09 o'clock A.M. and duly recorded in Vol. M94  
of Deeds on Page 30652

FEE \$35.00

Evelyn Biehn County Clerk

By Dorlene Mullender