

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That JOHN H. RAYL and GINGER RAYL, who took title as GINGER CERNEY, husband and wife, hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by BILLY J. SKILLINGTON, 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:

Lot 15, Block 3, TRACT 1096 - AMERICANA, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

SUBJECT TO: Trust Deed recorded April 30, 1992, in Volume M92, page 9275, Microfilm Records of Klamath County, Oregon and rerecorded May 20, 1992, in Volume M92, page 10881, Microfilm Records of Klamath County, Oregon in favor of ERIC H. SPEISS & MELADEE BOORS DRA. M & E ENTERPRISES OF OREGON, as Beneficiary

"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 \$ exchange. 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 3rd day of October, 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.
October 3, 1994.

Personally appeared the above named
JOHN H. RAYL
GINGER RAYL

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

Before me: Kristi L. Redd
Notary Public for Oregon
My commission expires: 11/16/95



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 _____ (SEAL)
My commission expires: _____

JOHN H. RAYL and GINGER RAYL
2005 WESTERN STREET
KLAMATH FALLS, OR 97603

GRANTOR'S NAME AND ADDRESS
BILLY J. SKILLINGTON
5749 Basin View Dr
Klamath Falls, OR 97603

GRANTEE'S NAME AND ADDRESS
BILLY J. SKILLINGTON
5749 Basin View Dr
Klamath Falls, OR 97603

NAME, ADDRESS, ZIP

Until a change is requested all tax statements shall be sent to the following address:
BILLY J. SKILLINGTON
5749 Basin View Dr
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 7th day of Oct, 1994, at 1:39 o'clock P M., and recorded in book M94 on page 31468 or as file/reel number 89350.

Record of Deeds of said county.

Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk
Recording Officer
By Deborah M. Mendenhall Deputy

Fee \$30.00

MOUNTAIN TITLE COMPANY

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