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WARRANTY DEED

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Vol. M94 Page 31539

KNOW ALL MEN BY THESE PRESENTS, That TOMMY A. ZACHARIAS

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by  
T.R. PACK and DORTHY PACK, HUSBAND and WIFE  
hereinafter called the grantee, does hereby grant, bargain, sell and convey unto the grantee and grantee's heirs,  
successors and assigns, that certain real property, with the tenements, hereditaments and appurtenances thereunto  
belonging or in any way appertaining, situated in KLAMATH County, State of Oregon, described as follows,  
to-wit:

LOT 1, BLOCK 3, FAIRFIELD, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE  
OFFICE OF THE COUNTY CLERK OF KLAMATH COUNTY, OREGON. TOGETHER WITH THAT PORTION  
OF VACATED BURGER AVENUE WHICH INURES TO SAID LOT 1, BLOCK 3, ALSO TOGETHER WITH  
ALL THAT PORTION OF VACATED BURGER AVENUE IN FAIRFIELD ADDITION LYING SOUTHEASTERLY  
OF A LINE DRAWN FROM THE NORTHEAST CORNER OF LOT 1, BLOCK 3 TO THE SOUTHEAST CORNER  
OF LOT 1, BLOCK 2.

## SUBJECT TO:

1. RESERVATIONS AND RESTRICTIONS OF RECORD, RIGHTS OF WAY, AND EASEMENTS OF RECORD  
AND THOSE APPARENT UPON THE LAND, CONTRACTS AND/OR LIENS FOR IRRIGATION AND/OR  
DRAINAGE.
2. TRUST DEED, INCLUDING THE TERMS AND PROVISIONS THEREOF, RECORDED JUNE 28, 1993  
IN VOLUME M93 PAGE 15337, MORTGAGE RECORDS OF KLAMATH COUNTY, IN FAVOR OF T.R.  
PACK AND DOROTHY PACK, WHICH TRUST DEED GRANTEE HEREIN DOES AGREE TO ASSUME AND  
PAY ACCORDING TO THE TERMS AND PROVISION CONTAINED THEREIN.

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE)

To Have and to Hold the same unto the grantee and grantee's heirs, successors and assigns forever.  
And grantor hereby covenants to and with grantee and grantee's heirs, successors and assigns, that grantor is  
lawfully seized in fee simple of the above granted premises, free from all encumbrances

grantor will warrant and forever defend the 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 \$ 8,919.58  
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, where the context so requires, the singular includes the plural and all grammatical  
changes shall be made so that this deed shall apply equally to corporations and to individuals.

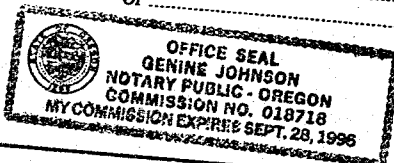
In Witness Whereof, the grantor has executed this instrument this 4 day of October, 1994,  
if a corporate grantor, it has caused its name to be signed and its seal, if any, affixed by an officer or other person  
duly authorized to do so by order of its board of directors.

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.

TOMMY A. ZACHARIAS

STATE OF OREGON, County of Klamath

This instrument was acknowledged before me on October 4, 1994,  
by TOMMY A. ZACHARIAS  
This instrument was acknowledged before me on \_\_\_\_\_, 19\_\_\_\_,  
by \_\_\_\_\_,  
as \_\_\_\_\_,  
of \_\_\_\_\_.



My commission expires September 28, 1996  
Notary Public for Oregon

TOMMY A. ZACHARIAS

Grantor's Name and Address  
T.R. PACK  
DOROTHY PACK

Grantee's Name and Address

After recording return to (Name, Address, Zip):  
KLAMATH COUNTY TITLE CO  
422 MAIN STREET  
KLAMATH FALLS OR 97601

Until requested otherwise send all tax statements to (Name, Address, Zip):  
T.R. & DORTHY PACK  
PO BOX 7546  
KLAMATH FALLS OR 97601

SPACE RESERVED  
FOR  
RECORDER'S USE

Fee \$30.00

STATE OF OREGON,

County of Klamath ss.

I certify that the within instrument  
was received for record on the 10th day  
of Oct., 1994, at  
10:05 o'clock A.M., and recorded in  
book/reel/volume No. M94 on page  
31539 and/or as fee/file/instru-  
ment/microfilm/reception No. 89385,  
Record of Deeds of said County.

Witness my hand and seal of  
County affixed.

Evelyn Biehn, County Clerk  
NAME TITLE  
By Pauline Mullins, Deputy.