

## WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That DENNIS E. MC CASLAND and JANICE MC CASLAND, as tenants by the entirety hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by STEVEN RAY HERTEL and DEBORAH LYNNE HERTEL, 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:

Lot 10, Block 34, FIFTH ADDITION TO KLAMATH RIVER ACRES, according to the official plat thereof on file in the office of the County Clerk of 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 \$ 92,625.00

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.

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In Witness Whereof, the grantor has executed this instrument this 6<sup>th</sup> day of OCTOBER, 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  
12/6, 1994

Personally appeared the above named \_\_\_\_\_  
DENNIS E. MC CASLAND  
JANICE MC CASLAND

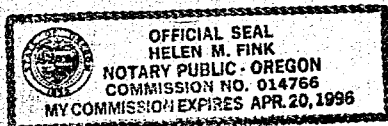
\_\_\_\_\_ and acknowledged the foregoing instrument  
to be their voluntary act and deed.

Before me: Sharon M. Hark  
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)



~~DEBBIE E. MC CASLAND and JANICE MC CASLAND~~  
~~3553 SEUTTER PLACE~~  
~~KLAMATH FALLS, OR 97603~~

GRANTOR'S NAME AND ADDRESS  
STEVEN RAY HERTEL and DEBORAH LYNNE HERTEL  
11320 SPRIG COURT  
KLAMATH FALLS, OR 97603

STEVEN RAY HERTEL and DEBORAH LYNNE HERTEL  
P.O. BOX 236  
KENO OR 97627

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

**STEVEN RAY HERTEL and DEBORAH LYNNE HERTEL**

**P.O. BOX 236**

**KENO, OR 97627**

NAME ADDRESS ZIP

STATE OF OREGON,  
County of Klamath

I certify that the within instrument was received for record on the 11th day of Oct, 19 94, at 10:49 o'clock A. M., and recorded in book M94 on page 31713 or as file/reel number 89445.  
Record of Deeds of said county.

Witness my hand and seal of County  
affixed.

Evelyn Biehn, County Clerk  
Recording Officer  
By Carolyn Millender Deputy

**Fee \$30.00**

**MOUNTAIN TITLE COMPANY**

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