

89541

MOUNTAIN TITLE COMPANY

Vol 194 Page 31887

KNOW ALL MEN BY THESE PRESENTS, That

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by _____, 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 WHICH IS MADE A PART HEREOF 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 \$ 1,200.00

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.

In Witness Whereof, the grantor has executed this instrument this 7th 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.

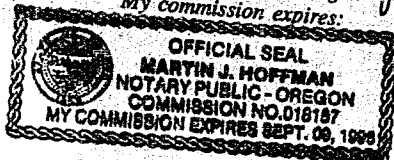
STATE OF OREGON,

County of Benton, ss.
October 7, 19 94.

Personally appeared the above named
FRED A. KROENLEIN

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

Before me: Martin J. Hoffmann
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)

FRED A. KROENLEIN

P.O. BOX 1330

PHILOMATH, OR 97370

GRANTOR'S NAME AND ADDRESS

ART ALANIZ and KELLEY ALANIZ

1020 BISMARK

KLAMATH FALLS, OR 97601

GRANTEE'S NAME AND ADDRESS

ART ALANIZ and KELLEY ALANIZ

1020 BISMARK

KLAMATH FALLS, OR 97601

NAME, ADDRESS, ZIP

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

ART ALANIZ and KELLEY ALANIZ

1020 BISMARK

KLAMATH FALLS, OR 97601

NAME, ADDRESS, ZIP

SPACE RESERVED
FOR
RECORDERS USE

STATE OF OREGON,
County of _____ ss.
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.

By _____ Recording Officer
Deputy

MOUNTAIN TITLE COMPANY

EXHIBIT "A" **LEGAL DESCRIPTION**

A parcel of land in the SW1/4 of the SW1/4 of Section 19, Township 38 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at the Southeasterly corner of Lot 2, Block 2, SHIPPINGTON ADDITION to the City of Klamath Falls; thence South 13 degrees 30' West, along the Southerly extension of the line between Lots 1 and 2 said Block 2, SHIPPINGTON ADDITION, a distance of 82.5 feet, more or less, to a point on the Northeasterly line of Bly Street; thence North 15 degrees 27' West, along the Northeasterly line of Bly Street, a distance of 94.1 feet, more or less, to the Southerly line said Lot 2, said point also being South 76 degrees 30' East a distance of 4.8 feet from the Southwesterly corner of said Lot 2; South 76 degrees 30' East along the Southerly line of said Lot 2, a distance of 45.2 feet, more or less, to the point of beginning.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Mountain Title co the 12th day
of Oct A.D., 19 94 at 3:15 o'clock PM., and duly recorded in Vol. M94
of Deeds on Page 31887.
By Evelyn Biehn County Clerk
[Signature]

FEE \$35.00