

## WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That SEE EXHIBIT "B" ATTACHED HERETO

hereinafter called the grantor for the consideration hereinafter stated to grantor paid by RAYMOND K. ANDERSON AND GRACIE L. ANDERSON, 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 ATTACHED 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 to the land, if any, as of 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 \$ 71,000.00. However, the actual consideration consists of or includes other property or value given or promised which is the whole or part of the consideration, indicate which in the sentence between the words "if not apparent should be stated." 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 11th day of OCTOBER, 19 94; if a corporate grantor, it has caused its name to be signed and sealed affixed by its officers, duly authorized thereto by order of its board of directors.

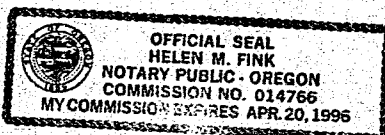
STATE OF OREGON,  
County of KLAMATH )  
October 11, 19 94 ss.

Personally appeared the above named JOHN L. LUNDBERG, TRUSTEE OF THE JOHN L. LUNDBERG LOVING TRUST DATED July 24th, 1991

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

Before me:

Helen M. Fink  
Notary Public for Oregon  
My commission expires:



STATE OF OREGON, County of KLAMATH ) ss.

The foregoing instrument was acknowledged before me this October 11, 19 94, by GEORGE MORLEY WARNER, AND NANCY EMERY WARNER AS TRUSTEES OF THE GEORGE MORLEY WARNER AND NANCY EMERY WARNER FAMILY TRUST DATED August 24, 1989 and acknowledged the foregoing instrument to be their voluntary act and deed.

Notary Public for Oregon Helen M. Fink  
My commission expires: (SEAL)

LUNDBERG TRUST/WARNER TRUST  
c/o P.O. BOX 7448

KLAMATH FALLS, OR 97601

GRANTOR'S NAME AND ADDRESS

RAYMOND K. ANDERSON & GRACIE L. ANDERSON  
1248 MADISON STREET

KLAMATH FALLS, OR 97603

GRANTEE'S NAME AND ADDRESS

After recording return to:  
RAYMOND K. ANDERSON & GRACIE L. ANDERSON  
1248 MADISON STREET

KLAMATH FALLS, OR 97603

NAME, ADDRESS, ZIP

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

RAYMOND K. ANDERSON & GRACIE L. ANDERSON  
1248 MADISON STREET

KLAMATH FALLS, OR 97603

NAME, ADDRESS, ZIP

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

32065

**EXHIBIT "A"**  
**LEGAL DESCRIPTION**

A portion of tract 71 of FAIR ACRES SUBDIVISION NO. 1, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon. described as follows:

Beginning at a point on the East line of said Tract 71, 161 feet South of the Northeast corner of said Tract 71; thence South along the East line of Tract 71, 100 feet to a point; thence West and parallel to the North line of said Tract 71, 173 feet to a point; thence North and parallel to the East line of said Tract 71, 100 feet to a point; thence East and parallel to the North line of said Tract 71, to the point of beginning.

SUBJECT TO a 30 foot existing roadway along the Easterly line of said Parcel.

32066

EXHIBIT "B"  
VESTING

JOHN L. LUNDBERG, TRUSTEE OR HIS SUCCESSORS IN TRUST  
UNDER THE JOHN L. LUNDBERG LOVING TRUST DATED JULY 24TH, 1991;  
AND GEORGE MORLEY WARNER AND NANCY EMERY WARNER, CO TRUSTEES OR  
SUCCESSORS IN TRUST UNDER THE GEORGE MORLEY WARNER AND  
NANCY EMERY WARNER FAMILY TRUST DATED AUGUST 24, 1989  
AS TENANTS IN COMMON

STATE OF OREGON; COUNTY OF KLAMATH: ss.

Filed for record at request of Mountain Title Co the 14th day  
of Oct A.D., 19 94 at 9:03 o'clock A M., and duly recorded in Vol. M94  
of Deeds on Page 32064

FEE \$40.00

Evelyn Biehn County Clerk

By Pauline Miller