

NL 90439

11-01-94 10:28 RCVD

WARRANTY DEED

Vol. M94 Page 33777

KNOW ALL MEN BY THESE PRESENTS, That THEODORE POPPINGA AND RUTH POPPINGA

HUSBAND AND WIFE hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by WILLIE H. FISHER

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:

SUBJECT TO:

An undivided 3/5th interest in and to the following described parcel:

Lots 11 and 12 in Block 9 of DIXON ADDITION TO THE CITY OF KLAMATH FALLS, Klamath County, Oregon.

SUBJECT TO: This property is restricted to a single story dwelling and nothing over a one story unit can be built on the above described property, as disclosed by instrument recorded November, 1977 in Book: M-77 at page Klamath County Records.

(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 except that stated above.

and that 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 \$9000.00.

However, the actual consideration consists of or includes other property or value given or promised which is the whole 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.

In Witness Whereof, the grantor has executed this instrument this 25th day of October, 1994.

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.

CALIFORNIA

STATE OF CALIFORNIA, County of COLUSA ss.

This instrument was acknowledged before me on October 25, 1994, by Theodore Poppinga and Ruth Poppinga.



HANNES D. MACE
COMM. #1042194
NOTARY PUBLIC-CALIFORNIA
COLUSA COUNTY
My Comm. Exp. Oct. 9, 1993

Notary Public for CALIFORNIA
My commission expires 10-9-98

Theodore and Ruth Poppinga
822 12th street
Colusa, California 95932
Grantor's Name and Address

Willie H. Fisher

1148 N. Fifth street
Grantor's Name and Address

Central Point, Or. 97502
After recording return to (Name, Address, Zip)

Willie H. Fisher
1148 No Fifth Street
Central Point, Or. 97502

Last requested otherwise send all tax statements to (Name, Address, Zip):

Same as above.

SPACE RESERVED
FOR
RECORDER'S USE

STATE OF OREGON,
County of Klamath } ss.

I certify that the within instrument was received for record on the 1st day of Nov, 1994, at 10:28 o'clock A.M., and recorded in book/reel/volume No. M94 on page 33777 and/or as fee/file/instrument/microfilm/reception No. 90439 of the Deed Records of said County.

Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk

NAME TITLE
By Pauline M. Mendenso Deputy.

Fee \$30.00

320
x