

MTC 3334-AL
WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That

DEAN A. FLOHR

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by

NINA M. GOODE

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" ATTACHED WHICH IS MADE A PART BY THIS REFERENCE

PURSUANT TO LOT LINE ADJUSTMENT 17-94 AS FILED IN THE KLAMATH COUNTY ENGINEERS OFFICE.

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 data 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 \$ 5,500.00

However, the deed so considered shall not include other property of value given or promised by the grantor or the grantee or their heirs, successors or assigns, if any, which is not described in this deed.

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 4 day of November, 1994; 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.

Dean A. Flohr
DEAN A. FLOHR

STATE OF OREGON

County of Klamath ss.
November 4, 1994

Personally appeared the above named
DEAN A. FLOHR

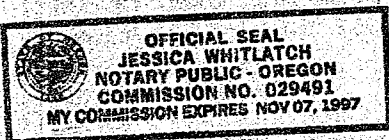
and acknowledged the foregoing instrument to be his voluntary act and deed.

Before me:

Jessica Whitlatch

Notary Public for Oregon

My commission expires: 11/7/97



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)

DEAN A. FLOHR

14000 SPRING LAKE ROAD

KLAMATH FALLS, OR 97603

GRANTOR'S NAME AND ADDRESS

NINA M. GOODE

13850 SPRING LAKE ROAD

KLAMATH FALLS, OR 97603

GRANTEE'S NAME AND ADDRESS

After recording return to:

NINA M. GOODE

13850 SPRING LAKE ROAD

KLAMATH FALLS, OR 97603

NAME, ADDRESS, ZIP

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

NINA M. GOODE

13850 SPRING LAKE ROAD

KLAMATH FALLS, OR 97603

NAME, ADDRESS, ZIP

STATE OF OREGON,

ss.

County of

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.

Recording Officer

By Deputy

34217

EXHIBIT "A" LEGAL DESCRIPTION

A tract of land situated in the SE1/4 of the SE1/4 of Section 10, Township 40 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at a point on the West line of the said SE1/4 of the SE1/4 from which the SE 1/16 corner bears North 00 degrees 12' 10" East 333.48 feet; thence South 00 degrees 12' 10" West 170.27 feet to Spring Lake (Ryan Sump); thence South 62 degrees 30' East, along said Lake 344.31 feet; thence North 07 degrees 20' 02" East 333.49 feet to the South line of the N1/2 of the N1/2 of the SE1/4 of the SE1/4 of said Section 10; thence South 89 degrees 45' 19" West 347.38 feet to the point of beginning.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Mountain Title Co the 4th day
of Nov A.D., 19 94 at 11:04 o'clock A.M., and duly recorded in Vol. M94
of Deeds on Page 34216.

FEES \$35.00

Evelyn Biehn County Clerk
By Caroline Millender