

MTC 31293mk  
WARRANTY DEED

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KNOW ALL MEN BY THESE PRESENTS, That MICHAEL J. MOBLEY AND PATRICIA EILEEN MOBLEY

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by MICHAEL J. MOBLEY AND PATRICIA EILEEN MOBLEY, HUSBAND AND WIFE AS TO UNDIVIDED 1/2 INTEREST 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:

**\*\*AND FRED A. ELSNAU, AS TO UNDIVIDED 1/2 INTEREST.**

Lot 12 and 13, Block 3, HOT SPRINGS ADDITION to the City of Klamath Falls, 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

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 \$ None

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.

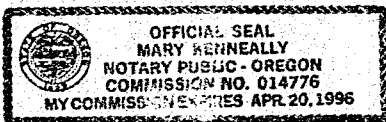
In Witness Whereof, the grantor has executed this instrument this 17th day of November, 19 94; if a corporate grantor, it has caused its name to be signed and seal affixed by its officers, duly authorized thereto by order of its board of directors.

STATE OF OREGON, )  
County of Klamath ) ss.  
November 17, 19 94

Michael Mobley  
MICHAEL J. MOBLEY  
Patricia Eileen Mobley  
PATRICIA EILEEN MOBLEY

Personally appeared the above named  
MICHAEL J. MOBLEY AND PATRICIA EILEEN MOBLEY BY HER ATTORNEY  
IN FACT MICHAEL J. MOBLEY  
and acknowledged the foregoing instrument to be THEIR voluntary act and deed.

Before me: Mary Kenneally  
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 \_\_\_\_\_ (SEAL)  
My commission expires:

Michael J. & Patricia E. Mobley  
14646 Bear Berry Drive  
LaPine, OR 97739  
GRANTOR'S NAME AND ADDRESS

Michael J. & Patricia E. Mobley  
14646 Bear Berry Drive  
LaPine, OR 97739  
GRANTOR'S NAME AND ADDRESS

After recording return to:  
Michael J. & Patricia E. Mobley & Fred Elsnau  
14646 Bear Berry Drive  
LaPine, OR 97739  
NAME, ADDRESS, ZIP

Until a change is requested all tax statements shall be sent to the following address:  
Michael J. & Patricia E. Mobley & Fred Elsnau  
14646 Bear Berry Drive  
LaPine, OR 97739  
NAME, ADDRESS, ZIP

SMCH RESERVED

FOR  
RECORDERS USE

STATE OF OREGON,

ss.

County of Klamath  
I certify that the within instrument was received for record on the 17th day of November, 19 94 at 3:34 o'clock P. M., and recorded in book M94 on page 35426 or a file/reel number 91265.  
Record of Deeds of said county.  
Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk

By [Signature] Recording Officer  
Deputy

Fee \$30.00

MOUNTAIN TITLE COMPANY

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11-17-94P03:34 RCVD