

92384

12-13-94ATT:12 RCVDMTC 1396-7298

WARRANTY DEED

Volm 94 Page 37668

KNOW ALL MEN BY THESE PRESENTS, That Victor L. Ardolino

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by Vallie Lawrence Christiaens

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:

Block 1, Lot 4, Lone Pine on the Sprague, Subdivision, Klamath County, Oregon Tax Lot# R-3509-014A0-00900

MOUNTAIN TITLE COMPANY, has recorded this instrument by request as an accommodation only, and has not examined it for regularity and sufficiency or as to its effect upon the title to any real property that may be described therein.

(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 those of record

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 \$ 2500.00

However, the actual consideration consists of or includes other property or value given or promised which is part of the consideration (indicate which). (The sentence between the symbols, if not applicable, should be deleted. See ORS 93.030.)

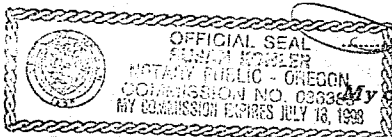
In construing this deed, where the context so requires, the singular includes the plural and all grammatical changes shall be made so that this deed shall apply equally to corporations and to individuals.

In Witness Whereof, the grantor has executed this instrument this 9th day of DECEMBER, 1994; if a corporate grantor, it has caused its name to be signed and its seal, if any, affixed by an officer or other person duly authorized to do so by order of its board of directors.

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.

[Signature of Victor L. Ardolino]

STATE OF OREGON, County of Jackson ss. This instrument was acknowledged before me on December 9, 1994, by Victor L. Ardolino. This instrument was acknowledged before me on _____, 19____, by _____ as _____ of _____



[Signature of Notary Public] Notary Public for Oregon My commission expires 7-16-98

Victor L. Ardolino 1338 Spring St. Medford, Oregon 97504

Vallie Lawrence Christiaens 4731 Clinton Ave. Klamath Falls, Oregon 97603

After recording return to (Name, Address, Zip): Vallie Lawrence Christiaens 4731 Clinton Ave. Klamath Falls, Oregon 97603

Until requested otherwise send all tax statements to (Name, Address, Zip): Vallie Lawrence Christiaens 4731 Clinton Ave. Klamath Falls, Oregon 97603

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 13th day of Dec, 19 94, at 11:12 o'clock A.M., and recorded in book/reel/volume No. M94 on page 37668 and/or as fee/file/instrument/microfilm/reception No. 92384. Record of Deeds of said County.

Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk NAME TITLE By Pauline Mueller, Deputy.