-94A10:24 RCVD MOUNTAIN TITLE COMPANY

WARRANTY DEED

Vol.m94 age_ 3848

MOUNTAIN TITLE COMPANY

KNOW ALL MEN BY THESE PRESENTS, That ______ MATHEW MARK BROWN, III and DIANE MARIE BROWN

92751

MOUNTAIN TITLE COMPANY

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 <u>KLAMATH</u> and State of Oregon, described as follows, to-wit:

Lot 14, Block 22 of Tract 1127, NINTH ADDITION TO SUNSET VILLAGE, according to the official plat thereof on file in the office of the County Clerk of Rlamath 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 jorever. 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 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.

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 <u>1944</u> day of <u>December</u>, 19 <u>94</u> if a corporate grantor, it has caused its name to be signed and seal affixed by its officers, dut authorized thereto by

STATE OF OREGON,) County of () MATILLA) ss.	///a	THEW MARK BROWN, III
12/19 JSS.	Z	The MARIE BROWN Brown
MATHEWAWARKPERREWN ^{he} Above named		
and acknowledged the foregoing instrument to be		đ
Before me: Daniel A Land	STATE OF OREGON	Country of
Notary Public for Oregon My commission expires: 6/8/94		, County of) ss. ping instrument was acknowledged before me this 19, by, lent, and by
OFFICIAL SEAL DANIEL J LEIGHTY NOTARY PUBLIC - OREGON COMMISSION NO: 015946 MY COMMISSION EXPIRES JUNE 8, 1966	sec	lent, and by, retary of, corporation, on behalf of the corporation.
MATHEW MARK BROWN, III and DIANE MARIE	My commission expire	ron
RODGER T. SPEARS and STELLA Y. SPEARS		County of <u>Klamath</u> I certify that the within instrument was
6618 VERDE VISTA DRIVE	-	received for record on the 22nd
KLAMATH FALLS, OREGON 97603 GRANTEE'S NAME AND ADDRESS		day of <u>Dec</u> , 19 94 at 10:24 o'clock <u>A</u> M., and recorded
RODGER T. SPEARS and STELLA Y. SPEARS	SPACE RESERVED	in book M94 on page 38686 or at
0018 VERDA VISTA DRIVE	RECORDERS	file/reel number <u>92751</u> Record of Deeds of said county.
KLAMATH FALLS, OR 97603		Witness my hand and seal of County affixed.
RODGER T. SPEARS and STELLA Y. SPEARS		-Marca.
VENDA VISTA INTVE	-	Evelyn Biehn, County Clerk
ALAMATH FALLS, OR 97603		Recording Officer
NAME. ADDRESS, ZP	Fee \$30.00	By Carling Officer By Carline William Mere Deputy

MOUNTAIN TITLE COMPANY