

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That RICHARD C. LANG and ELLA P. LANG, as tenants by the entirety, hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by ROBERTA SEXTON and JESSIE HESCOCK, with the rights of survivorship, 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 improvements, hereditaments and appurtenances thereunto belonging or appertaining, situated in the County of CLATSOP and State of Oregon, described as follows, to-wit: SEE EXHIBIT A WHICH IS MADE A PART HEREOF BY THIS REFERENCE

# 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 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.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$5,000.00. However, the actual consideration consists of or includes other property or value given or promised which is the whole or part of the said instrument and is hereby acknowledged by the grantor.

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 30 day of December, 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.

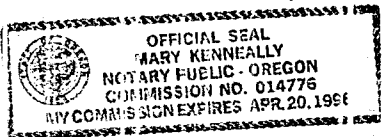
STATE OF OREGON,  
County of Clatsop  
December 30, 1994

RICHARD C. LANG  
ELLA P. LANG

Personally appeared the above named  
ELLA P. LANG

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  
My commission expires. (SEAL)

RICHARD C. LANG and ELLA P. LANG

GRANTOR'S NAME AND ADDRESS  
ROBERTA SEXTON and JESSIE HESCOCK  
P.O. BOX 525  
CHILLOQUIN, JR 97624

GRANTEE'S NAME AND ADDRESS  
ROBERTA SEXTON and JESSIE HESCOCK  
P.O. BOX 525  
CHILLOQUIN, JR 97624  
NAME, ADDRESS, ZIP

Use a change is requested all statements shall be sent to the following address:  
ROBERTA SEXTON and JESSIE HESCOCK  
P.O. BOX 525  
CHILLOQUIN, OR 97624  
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

**EXHIBIT "A"**  
**LEGAL DESCRIPTION**

A parcel of land situate in the SE1/4 of the SE1/4 of Section 34, Township 34 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon, being more particularly described as follows:

Beginning at a point 16 feet Southeast and parallel to Schonchin Street from the Southeast corner of Lot 3, Block 7, ORIGINAL TOWN OF CHILOQUIN; thence Southwesterly parallel to Third Avenue 80 feet; thence Southeasterly parallel to Schonchin Street 110 feet; thence Northeasterly parallel to Third Avenue, 80 feet; thence Northwesterly parallel to Schonchin Street, 110 feet to the point of beginning.

STATE OF OREGON: COUNTY OF KLAMATH ss.

Filed for record at request of Mountain Title Co the 30th day  
of Dec A.D., 19 94 at 11:16 o'clock A M., and duly recorded in Vol. M94  
of Deeds on Page 39182.

FEE \$35.00

Evelyn Biehn, County Clerk

By *D. M. Mullen*