

MTC 24330-M

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That CHARLES RICHARD PEDERSEN and DEBBIE PEDERSEN, as tenants by the entirety hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by MICHAEL B. LARSEN and SARAH L. LARSEN, husband and wife, 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 Klamath and State of Oregon, described as follows, to-wit:

Lots 2 and 3, Block 4, NORTH KLAMATH FALLS ADDITION, 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 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 \$ 68,000.00. However, the actual consideration consists of or includes other property or value given or promised which is the whole/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 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 17 day of Dec, 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 Multnomah  
12-17, 19 94

CHARLES RICHARD PEDERSEN  
DEBBIE PEDERSEN

Personally appeared the above named  
CHARLES RICHARD PEDERSEN  
DEBBIE PEDERSEN

and acknowledged the foregoing instrument to be voluntary and a deed.

Before me:  
Notary Public for Oregon  
My commission expires: 1-19-98

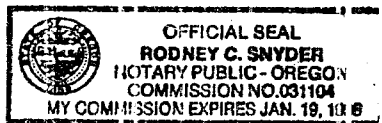
STATE OF OREGON, County of ) ss.

The foregoing instrument was acknowledged before me this

day of Dec, 19 94, by  
president, and by  
secretary of

a corporation, on behalf of the corporation.

Notary Public for Oregon  
My commission expires. (SEAL)



CHARLES RICHARD PEDERSEN and DEBBIE PEDERSEN  
2204 S.E. 134TH AVE.  
VANCOUVER, WA 98684

GRANTOR'S NAME AND ADDRESS  
MICHAEL B. LARSEN and SARAH L. LARSEN  
118 VAN NESS STREET  
KLAMATH FALLS, OR 97601

GRANTEE'S NAME AND ADDRESS  
MICHAEL B. LARSEN and SARAH L. LARSEN  
118 VAN NESS STREET  
KLAMATH FALLS, OR 97601  
NAME, ADDRESS, ZIP

U.S. Change is required all instruments shall be sent to the following address:  
MICHAEL B. LARSEN and SARAH L. LARSEN  
118 VAN NESS STREET  
KLAMATH FALLS, OR 97601  
NAME, ADDRESS, ZIP

STATE OF OREGON,

County of Klamath  
I certify that the within instrument was received for record on the 30th day of Dec, 19 94, at 11:16 o'clock A. M., and recorded in book M94 on page 39184 or as file/reel number 93060. Record of Deeds of said county. Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk  
Recording Officer  
By Pauline Nukunda Deputy

Fee \$30.00