

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That

STEPHEN KING and CATHY KING, as tenants by the entirety

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by JOHN M. WERLINE and DOROTHY J. WERLINE, 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 tenements, hereditaments and appurtenances thereunto belonging or appertaining, situated in the County of KLAMATH and State of Oregon, described as follows, to-wit:

Lot 20, OLD ORCHARD MANOR, 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 \$ 43,000.00

~~Part of the consideration payable by the grantee to the grantor, which is hereby acknowledged, is the sum of \$43,000.00, which is the amount of the purchase price of the property described herein, and is the amount of the purchase price of the property described herein, and is the amount of the purchase price of the property described herein.~~

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 16 day of January, 1995, 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.January 16, 1995

Personally appeared the above named

STEPHEN KING

CATHY KING

and acknowledged the foregoing instrument to be their voluntary act and deed.

Before me:

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)

STEPHEN KING and CATHY KING

5729 ALTAMONT DRIVE

KLAMATH FALLS, OR 97603

GRANTOR'S NAME AND ADDRESS

JOHN M. WERLINE and DOROTHY J. WERLINE

946 ALANDALE

KLAMATH FALLS, OR 97603

GRANTEE'S NAME AND ADDRESS

After recording return to:

JOHN M. WERLINE and DOROTHY J. WERLINE

946 ALANDALE

KLAMATH FALLS, OR 97603

NAME, ADDRESS, ZIP

Until a change is requested all tax statements shall be sent to the following address.

JOHN M. WERLINE and DOROTHY J. WERLINE

946 ALANDALE

KLAMATH FALLS, OR 97603

NAME, ADDRESS, ZIP

STATE OF OREGON,

ss.

County of Klamath

I certify that the within instrument was received for record on the 18th day of Jan., 1995, at 11:20 o'clock A.M., and recorded in book M95 on page 1168 or as file/reel number 93701.

Record of Deeds of said county

Witness my hand and seal of County affixed.

Bernetha G. Letsch, Co. Clerk

Recording Officer

By Deanne M. Miller Deputy

Fee \$30.00

MOUNTAIN TITLE COMPANY

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