

MTC 3455-06  
WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That

JAMES D. HULL and ROSETTA HULL, AS TENANTS BY THE ENTIRETY,

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by

LINDA L. STROUP, 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:

Parcel 2 of Land Partition 35-92 situated in the NW1/4 SE1/4 of Section 22, Township 38 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, filed September 28, 1992, in the County Clerk's Office.

## 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 \$ 22,000.00

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 20th 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 20, 1995.

Personally appeared the above named  
JAMES D. HULL  
ROSETTA HULL

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

Before me:

Notary Public for Oregon

My commission expires: 12/20/99



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)

JAMES D. HULL and ROSETTA HULL

2934 S. 6th. #200  
Klamath Falls, OR 97603

LINDA L. STROUP

2046 Narden  
Klamath Falls, OR 97601

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

LINDA L. STROUP

2046 Narden  
Klamath Falls, OR 97601

Fee \$30.00

STATE OF OREGON,

County of Klamath ss.

I certify that the within instrument was  
received for record on the 20th  
day of Jan., 1995,  
at 1:40 o'clock P. M., and recorded  
in book M95 on page 1389 or as  
file/reel number 93794

Record of Deeds of said county.  
Witness my hand and seal of County  
affixed.

Bernetha G. Letsch, County Clerk

Receiving Officer  
By Dawn M. Mullins Deputy