

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That DONALD HALL

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by Alfred L. Edgar and Judy Edgar, Husband and Wife as to undivided 1/2 interest and William C.**, 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:

** Nash and Lois Dian Nash, Husband and Wife as to undivided 1/2 interest.

Lot 15 of MADISON PARK, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

SEE ATTACHED EXHIBIT A

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 \$ 59,564.03

~~HEREBY, THE GRANTOR HEREBY CERTIFIES THAT THE FOREGOING CONSIDERATION IS THE TRUE AND ACTUAL CONSIDERATION PAID FOR THIS TRANSFER, STATED IN TERMS OF DOLLARS, IS \$ 59,564.03. THE GRANTOR HEREBY CERTIFIES THAT THE FOREGOING CONSIDERATION IS THE TRUE AND ACTUAL CONSIDERATION PAID FOR THIS TRANSFER, STATED IN TERMS OF DOLLARS, IS \$ 59,564.03.~~

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 15th day of February, 19 95; 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.
February 15, 19 95

Donald Hall
DONALD HALL

Personally appeared the above named
Donald Hall

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

Before me.

Notary Public for Oregon

My commission expires: 4/20/96

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)



Donald Hall

GRANTOR'S NAME AND ADDRESS

Edgar and Nash
3370 Lake Forest Road
Chiloquin, OR 97624

GRANTEE'S NAME AND ADDRESS

After recording return to:

Edgar and Nash
3370 Lake Forest Road
Chiloquin, OR 97624

NAME, ADDRESS, ZIP

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

Edgar and Nash
3370 Lake Forest Road
Chiloquin, 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.

By _____ Recording Officer
Deputy

EXHIBIT A

SUBJECT TO:

1. Trust Deed Recorded on December 5, 1972 in Vol. M72 page 13913 in Microfilm Records of Klamath County Oregon in favor of Klamath First Federal Savings and Loan, as Beneficiary. The Grantees herein do not agree to assume or pay and the Grantors agree to hold Grantee harmless therefrom.
2. Real Estate Contract recorded on February 26, 1990 in Vol. M90 page 3631, Microfilm Records of Klamath County, Oregon, between Erskin DeLoe and Dorothy Jean DeLoe Vendors and Donald Hall and Marilyn K. Hall Vendees.

Notice of Forfeiture Under Land Sale Contract, Recorded August 10, 1994, page 24735, Microfilm Records of Klamath County, Oregon

Notice filed February 14, 1995 in Volume M95 page 3299

Grantees herein hereby agree to assume and pay in full the described Real Estate Contract.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Mountain Title Co
 of Feb A.D., 19 95 at 3:46 o'clock P M., and duly recorded in Vol. M95
 of Deeds on Page 3437

FEE \$35.00

Bernetha G. Letsch

County Clerk

By

Pauline Mendenhall