

WARRANTY DEED

MTC 34521 DS

KNOW ALL MEN BY THESE PRESENTS, That DONALD KENT PITTMANN and SANDRA ANN PITTMANN, as tenants by the entirety hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by PENNY K. MILLER, 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 8, Block 8, Tract 10, BENEWA PINNSULA, UNIT NO. 2, 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.

Do 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, any, as the date of this deed

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 \$ 12,000.00

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 8th day of February, 19 95; if a corporate grantor, it has caused it to be signed and sealed by its officers, duly authorized thereto by order of its board of directors.

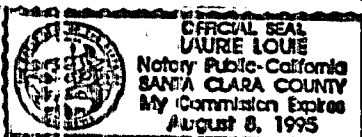
STATE OF CALIFORNIA
County of SANTA CLARA ss.
27 19 95

Donald Kent Pittmann
DONALD KENT PITTMANN
Sandra Ann Pittmann
SANDRA ANN PITTMANN

Personally appeared the above named DONALD KENT PITTMANN
SANDRA ANN PITTMANN

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

Before me: Laurie Louise
Notary Public for Oregon CALIFORNIA
My commission expires: 8/1/95



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 KENT PITTMANN and SANDRA ANN PITTMANN~~
~~6130 MONTEREY RD. #167~~
~~SAN JOSE, CA 95138~~

PENNY K. MILLER
PO BOX 385
OCEAN PARK, WA 98640

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OCEAN PARK, WA 98640

STATE OF OREGON, ss.
County of Klamath
I certify that the within instrument was received for record on the 24th day of Feb, 19 95 at 11:44 o'clock A M., and recorded in book M95 on page 4183 or as file/reel number 95396.
Record of Deeds of said county.
Witness my hand and seal of County affixed.

Bernetha G. Letsch, County Clerk
Recording Officer
By Pauline Miller Deputy

FEE: \$30.00