

95528

02-28-95P02:CO FCVD

MOUNTAIN TITLE COMPANY

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KNOW ALL MEN BY THESE PRESENTS, That
 CELIA M. SPEECH and BYRON F. SPEECH
 hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by
 DAVID L. ZINN and DORIS U. ZINN, husband and wife
 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:

Lots 12 and 13, Block 42, BUENA VISTA ADDITION to the City of Klamath
 Falls, 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 \$ 49,000.00

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 24th day of February, 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.

WASHINGTON
 STATE OF OREGON,
 County of LEWIS
 February 24, 1995

Personally appeared the above named
 CELIA M. SPEECH
 BYRON F. SPEECH

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

Before me:
 Notary Public for Oregon
 My commission expires: 4-25-96

CELIA M. SPEECH
 BYRON F. SPEECH

WASHINGTON
 STATE OF OREGON, County of LEWIS) ss.
 The foregoing instrument was acknowledged before me this
 Feb 24, 1995, by _____,
 president, and by _____,
 secretary of _____,
 a _____ corporation, on behalf of the corporation.
 Notary Public for Oregon
 My commission expires: _____ (SEAL)

CELIA M. SPEECH and BYRON F. SPEECH

344 N. 1st St.
 Oakes, WA 98521

DAVID L. ZINN and DORIS U. ZINN
 615 FRONT STREET
 Klamath Falls, OR 97601

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 615 FRONT STREET
 Klamath Falls, OR 97601

DAVID L. ZINN and DORIS U. ZINN
 615 FRONT STREET
 Klamath Falls, OR 97601

STATE OF OREGON,
 County of Klamath ss.
 I certify that the within instrument was
 received for record on the 28th
 day of Feb, 1995,
 at 2:00 o'clock P. M., and recorded
 in book M95 on page 4446 or as
 file/reel number 95528
 Record of Deeds of said county.
 Witness my hand and seal of County
 affixed.

Bernetha G. Letsch, County Clerk
 Recording Officer
 Bernetha G. Letsch Deputy

fee \$30.00

MOUNTAIN TITLE COMPANY