

WARRIORITY DEED

MTC 34826mk

KNOW ALL MEN BY THESE PRESENTS, That

WESTERN HOMES, INC., an Oregon Corporation

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by DARRELL C. LUND and TERRIL N. LUND, 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:

Parcel 2 of Partition Plat 3-94, being Lot 10 of BAILEY TRACTS, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

SUBJECT TO a 30 foot wide non-exclusive, private road and utility easement recorded July 22, 1994 in Volume M94, page 22455, Microfilm Records 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 grantor 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 \$ 13,000.00

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 1 day of March, 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 _____) ss.
_____, 19____

Personally appeared the above named
WESTERN HOMES, INC.

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

Before me:

Notary Public for Oregon
My commission expires:



STATE OF OREGON, County of Clatsop) ss.
The foregoing instrument was acknowledged before me this
March 1995, by Cathy King,
president, and by _____

Secretary of Western Texas
a Oregon corporation, on behalf of the corporation.

Notary Public for Oregon
My commission expires: _____

STATE OF OREGON,

County of Klamath
I certify that the within instrument was
received for record on the 7th
day of March, 19 95,
at 1:50 o'clock P M., and recorded
in book M95 on page 5070 or as
file/serial number 95866

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

Bernetha G. Letsch, County Clerk
Recording Officer
By Dorlene Maulndore Deputy.

FEF: \$30.00

MOUNTAIN TITLE COMPANY