

93059

12-30-94A11:16 RCVD MOUNTAIN TITLE COMPANY

Vol 174 Page 39182

97045

MTC 311101 MK
WARRANTY DEED

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KNOW ALL MEN BY THESE PRESENTS, That
RICHARD C. LANG and ELLA P. LANG, as tenants by the entirety

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by
ROBERTA SEXTON and JESSIE HESCOCK, with the rights of survivorship, 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:
SEE EXHIBIT A WHICH IS MADE A PART HEREOF BY THIS REFERENCE

This deed is being rerecorded to correct initials.

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.

XXXXXX The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ 5,000.00 .
XXXXXX However, the actual consideration consists of or includes other property or value given or promised which is the whole/
part of the consideration and in which the sentence between the symbols is not applicable. Should be inserted
See ORS 93.030.

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 30 day of December, 19 94 ;
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.
December 30, 1994

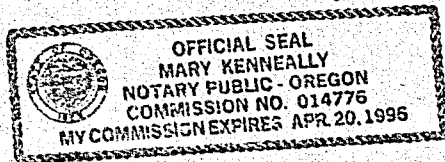
Personally appeared the above named _____

ELLA P. LANG

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

Before me:

Mary Kenneally
Notary Public for Oregon
My commission expires:



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)

RICHARD C. LANG and ELLA P. LANG

GRANTOR'S NAME AND ADDRESS

ROBERTA SEXTON and JESSIE HESCOCK
P.O. BOX 526
CHILOQUIN, OR 97624

GRANTEE'S NAME AND ADDRESS

ROBERTA SEXTON and JESSIE HESCOCK
P.O. BOX 526
CHILOQUIN, OR 97624

NAME, ADDRESS, ZIP

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

ROBERTA SEXTON and JESSIE HESCOCK
P.O. BOX 526
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 _____ or page _____ or as file/reel number _____, Record of Deeds of said county.

Witness my hand and seal of County affixed.

Recording Officer

By _____ Deputy

MOUNTAIN TITLE COMPANY

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39183

EXHIBIT "A"
LEGAL DESCRIPTION

A parcel of land situate in the SE1/4 of the SE1/4 of Section 34, Township 34 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon, being more particularly described as follows:

Beginning at a point 16 feet Southeast and parallel to Schonchin Street from the Southeast corner of Lot 3, Block 7, ORIGINAL TOWN OF CHILOQUIN; thence Southwesterly parallel to Third Avenue 80 feet; thence Southeasterly parallel to Schonchin Street 110 feet; thence Northeasterly parallel to Third Avenue, 80 feet; thence Northwesterly parallel to Schonchin Street, 110 feet to the point of beginning.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Mountain Title Co the 30th day
of Dec A.D., 19 94 at 11:16 o'clock A M., and duly recorded in Vol. M94
of Deeds on Page 39182
INDEXED Evelyn Biehn County Clerk
By Bernetha G. Latsch

FEE \$35.00

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Margaret Gray the 28th day
of MARCH A.D., 19 95 at 1:39 o'clock P M., and duly recorded in Vol. M95
of Deeds on Page 7304
By Bernetha G. Latsch County Clerk

FEE \$10.00