

35244 mk

## WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That

AXEL T. HAGGMARK and NORMA S. HAGGMARK, with the rights of survivorship  
hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by

LOREN LEETCH

, 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 18, Block 27, FIRST ADDITION TO KLAMATH FOREST ESTATES, 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 \$ 1,725.00

However, the consideration herein stated shall not be deemed to be the full and true consideration for the purpose of this deed, but shall be deemed to be the full and true consideration for the purpose of this deed, and the grantor hereby covenants to and with the grantee and grantee's heirs, successors and assigns, that the 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.

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 25<sup>th</sup> day of April, 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 <sup>California</sup> OREGON,  
County of <sup>Ventura</sup> ss.  
April 25, 1995

AXEL T. HAGGMARK

NORMA S. HAGGMARK

Personally appeared the above named

AXEL T. HAGGMARK

NORMA S. HAGGMARK

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

Before me:

Patricia Torres

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)

AXEL T. HAGGMARK and NORMA S. HAGGMARK

5290 PASEO RICOSO

CAMARILLO, CA 93012

GRANTOR'S NAME AND ADDRESS

LOREN LEETCH

P.O. BOX 376

CHILOQUIN, OR 97624

GRANTEE'S NAME AND ADDRESS

After recording return to:

LOREN LEETCH

P.O. BOX 376

CHILOQUIN, OR 97624

NAME, ADDRESS, ZIP

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

LOREN LEETCH

P.O. BOX 376

CHILOQUIN, OR 97624

NAME, ADDRESS, ZIP

SPACE RESERVED

FOR

RECORDER'S USE

STATE OF OREGON,

ss.

County of Klamath

I certify that the within instrument was  
received for record on the 28th  
day of April, 1995,  
at 11:29 o'clock A.M., and recorded  
in book M95 on page 10971 or as  
file/reel number 99166

Record of Deeds of said county.

Witness my hand and seal of County  
affixed.

Bernetha G. Letsch, County Clerk

Recording Officer

By Daniel Mulender Deputy

Fee \$30.00

MOUNTAIN TITLE COMPANY

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