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MOUNTAIN TITLE COMPANY

MOUNTAIN TITLE COMPANY

WARRANTY DEED 35099mK

KNOW ALL MEN BY THESE PRESENTS, That RICHARD HARDING

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by

ROBERT P. KINGZETT

. 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 22 in Block 28 of KLAMATH FALLS FOREST ESTATES, HIGHWAY 66 UNIT, PLAT NO. 2, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon

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"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 \$ 5,000.00 Hower Mexaniakan partan ing kanadanan жажжа park See XOLO DA GOOXXXXX

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 04 day of 0595;

, 19 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.

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STATE OF OR RICHARD HARDING (County H Personally appeared the above named RICHARD HARDING IDENTIFICATION PROVIDED 10 (S)HE DID/DID NOT TAKE AN OA and acknowledged the foregoing instrument voluntary act and deed. NANCY (A. SASSER his to be Before me: STATE OF OREGON, County of _ The foregoing instrument was acknowledged before me this Nothry Public for Oregon Floridg . 19 . by My commission expires: president, and by secretary of OFFICIAL NOTARY SEAL NANCY A SASSER NOTARY PUBLIC STATE OF FLORIDA corporation, on behalf of the corporation. COMMISSION NO. CC196064 Notary Public for Oregon MY COMMISSION EXP. APR. 18,1995 My commission expires: (SEAL) RICHARD HARDING STATE OF OREGON. 8537 NEWTON DRIVE SS. PORT RICHEY, FL 34668 County of ____ Klamath GRANTOR'S NAME AND ADDRESS I certify that the within instrument was ROBERT P. KINGZETT received for record on the 22nd 1225 PACIFIC TERRACE May _, 19_95 day of KLAMATH FALLS, OR 97601 at 11:01 o'clock ____ A M., and recorded GRANTEE'S NAME AND ADDRESS SPACE RESERVED in book <u>M95</u> on page <u>13244</u> or as file/reel number ____ 369 FOR ROBERT P. KINGZETT Record of Deeds of said county. RECORDER'S USE 1225 PACIFIC TERRACE Witness my hand and seal of County KLAMATH FALLS, OR 97601 affixed. NAME, ADDRESS, ZIP nts shall be sent to the folk ROBERT P. KINGZETT Bernetha G. Letsch Co Clerk 1225 PACIFIC TERRACE Recording Officer KLAMATH FALLS OR 97601 Deputy \$30.00

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