MOUNTAIN TITLE COMPANY 370 VolMys WARRANTY DEED 35209 HF KNOW ALL MEN BY THESE PRESENTS, That JOHN MARTIN GREEN and ANGELI CHI WANG hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by . ORAL EDSON THOMPSON, III , 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 786 in Block 105 of MILLS 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 true and actual consideration paid for this transfer, stated in terms of dollars, is_\$ MOUNTAIN TITLE COMPANY XXXXXXXXXXXXXXXXXX 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 177 hday of _________, ___, 19__95 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. MARTIN, GREEN STATE OF OREGON, California) County of Alameda) 1 CHI WANG , 1995 MAY 17th JOHN MARTIN GREEN ANGELI CHI WANG and acknowledged the foregoing instrument to be their Lyoluntary act and deed. Before me: STATE OF OREGON, County of _ The foregoing instrument was acknowledged before me this Notary Public for Origon california . 19 , by My commission expires: 07.27.98 president, and by _ secretary of PRASHANTKUMAR A. RAVANI Comm. #1033312 IY PUBLIC - CALI ALAMEDACOUNT _ corporation, on behalf of the corporation. Notary Public for Oregon (SEAL) My commission expires: JOHN MARTIN CREEN and ANGELE CHI WANG STATE OF OREGON, -2312 DERBY STREET BERKELEY, CA 94705 County of ____ Klamath GRANTOR'S NAME AND ADDRESS I certify that the within instrument was ORAL EDSON THOMPSON, III received for record on the _22nd 1732 RIVERSIDE _____, 19___95 May day of KLAMATH FALLS. OR 97601 at 11:01 o'clock A M., and recorded CE RESERVED GRANTEE'S NAME AND ADDRESS in book <u>M95</u> on page <u>13245</u> or as file/reel number __ 370 "ORAL EDSON THOMPSON, III Record of Deeds of said county. RECORDER'S USE 1732 RIVERSIDE Witness my hand and seal of County KLAMATH FALLS, OR 97601 affixed. NAME, ADDRESS, ZIP ORAL EDSON THOMPSON, III Bernetha G. Letsch Co Clerk **1732 RIVERSIDE** Recording Officer Fees: \$30.00 KLAMATH FALLS, OR 97601 Deputy NAME, ADDRESS, ZI

MOUNTAIN TITLE COMPANY