

1182

WARRANTY DEED

35444

KNOW ALL MEN BY THESE PRESENTS, That ALBERT WEDAM and MONICA D. WEDAM, as tenants by the entirety
hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by JAMES PLEZ KING and AKIMI J. KING, 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:
1000 BOLLING HILLS, ACCORDING TO THE

LOT 12 IN BLOCK 1 OF TRACT NO. 1099, ROLLING HILLS, 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.

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 the said premises and every part and parcel thereof against the lawful claims of all persons claiming through or by the said grantor or his heirs, successors and assigns, free from all encumbrances.

grantor will warrant and forever defend the said premises, together with all the rights and appurtenances thereto in any way connected with and demands of all persons whomsoever, except those claiming under the above described encumbrance, to the grantee, his heirs and assigns forever, for and in consideration of the sum of \$158,000.00 (one hundred fifty eight thousand and no/100ths dollars), the actual consideration paid for this transfer, stated in terms of dollars, is \$158,000.00 (one hundred fifty eight thousand and no/100ths dollars), which is

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ 158,000.00.


~~However, the actual consideration paid for this transfer includes value provided by the grantor or promisor which is the whole part of the consideration furnished by the grantor or promisor to the transferee or promisee.~~

See C.R.C. § 9430.

and where the context so requires, the singular includes the plural and all grammatical cases applicable to corporations and to individuals.

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 6th day of June, 1931, 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.


ALBERT WEDAM

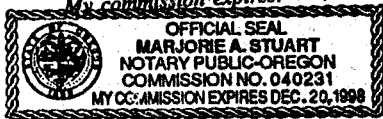
STATE OF OREGON,
County of Klamath ss.
June 6, 1995

Personally appeared the above named _____
ALBERT WEDAM
MONICA D. WEDAM

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

Before me:

Notary Public for Oregon
My commission expires: 12/20/98



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 _____ (SEAL)
My commission expires: _____

~~ALBERT WEDAM and MONICA D. WEDAM~~
~~2110 PINE GROVE ROAD~~
~~KLAMATH FALLS, OR 97603~~

GRANTOR'S NAME AND ADDRESS
JAMES PLEZ KING and AKIMI J. KING
8615 ROCKING HORSE LANE
KLAMATH FALLS, OR 97603

GRANTEE'S NAME AND ADDRESS

ABOVE DESCRIBED RETURN TO:
JAMES PLEZ KING and AKIMI J. KING
8615 ROCKING HORSE LANE
KLAMATH FALLS, OR 97603

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

JAMES PLEZ KING and AKIMI J. KING
8615 ROCKING HORSE LANE
KLAMATH FALLS, OR 97603

STATE OF OREGON, SS

County of Klamath
I certify that the within instrument was
received for record on the 7th
day of June, 19 95,
at 10:07 o'clock A M., and recorded
in book M95 on page 14994 or as
file/reel number 1182,
Record of Deeds of said county.
Witness my hand and seal of County
affixed.

SPACE RESERVED
FOR
RECORDER'S USE

Bernetha G. Letsch, CO Clerk
 By Sydney A. Letsch Recording Officer
 Deputy

FEE:\$30.00

MOUNTAIN TITLE COMPANY

06-07-95A10:07 RCVD

ACQUAINTANCE COMPANY

MOUNTAIN TITLE COMPANY