

WARRANTY DEED

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KNOW ALL MEN BY THESE PRESENTS, That
LAVERNE SLUGGER

LAVERNE SLUSSER

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by RANDALL J. KERR and KATHLEEN M. KERR, 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 pertaining, situated in the County of KLAMATH and State of Oregon, described as follows, to-wit:

Lot 639, Block 128 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
not allow use of the property for

"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 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.
The true and actual consideration paid for this transfer, stated in

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ 81,500.00

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 7 day of June, 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.

STATE OF OREGON, WASHINGTON)
County of _____) ss.
June 7, 1995

Personally appeared the above named LAVERNE SLUSSER

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

Before me:

Shanda Marie Crawford
Notary Public for ~~CR~~ Washington
My commission expires: July 29, 1998
Shanda Marie Crawford

STATE OF OREGON, County of _____

The foregoing instrument was acknowledged before me this

_____, president, and by _____
_____, secretary of _____

a _____ corporation, on behalf of the corporation.

Notary Public for Oregon _____
My commission expires: _____ (SEAL)

~~LAVERNE SLUGGER~~

~~7300 NE VANCOUVER MALL DR.~~
~~VANCOUVER, WA 98662~~

GRANTOR'S NAME AND ADDRESS
RANDALL J. KERR and KATHLEEN M. KERR
404 PINE GROVE RD.
KLAMATH FALLS, OR 97603

GRANTEE'S NAME AND ADDRESS

After RANDALL J. KERR and KATHLEEN M. KERR
404 PINE GROVE RD.
KLAMATH FALLS, OR 97603

NAME, ADDRESS, ZIP

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

RANDALL J. KERR and KATHLEEN M. KERR
404 PINE GROVE RD.
KLAMATH FALLS, OR 97603

NAME, ADDRESS, ZIP

STATE OF OREGON.

County of Klamath ss.

I certify that the within instrument was received for record on the 8th day of June, 1995, at 3:54 o'clock P. M., and recorded in book M95 on page 15200 or as file/reel number 1283.
Record of Deeds of said county.

Witness my hand and seal of County
affixed.

Bernetha G. Letsch, Co Clerk
By Lyneth Letsch Recording Officer
Deputy

FEE:\$30.00

MOUNTAIN TITLE COMPANY