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MOUNTAIN TITLE COMPANY

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25202 mk WARRANTY DEED

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MOUNTAIN TITLE COMPANY

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

> Lot 27, Block 31, Tract 1184, OREGON SHORES UNIT 2, FIRST ADDITION, 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. 5,000.00

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ _____5,000.00 "However, the actual consideration paid for this transfer, stated in terms of dollars, is \$ _____5,000.00 "However, the actual consideration control of the actual of the actual of the actual of the actual constant of the actual constant

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 14 day of 140 day of 19 g s;

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.

MARK S. BRUCE STATE OF OREGON. County of _ Personally appeared the above named _ MARK S. BRUCE and acknowledged the foregoing instrument to be _ ____ voluntary act and deed. Before me: STATE OF OREGON, County of _ I SS. The foregoing instrument was acknowledged before me this Notary Public for Oregon , 19 . by My commission expires: president, and by _ secretary of _ _ corporation, on behalf of the corporation. Notary Public for Oregon _ My commission expires: (SEAL) MARK S. BRUCE STATE OF OREGON, SS. ARROYO GRANDE, CA 93421 County of_ GRANTOR'S NAME AND ADDRES I certify that the within instrument was NORMA M. GALLAGHER received for record on the _ RT. 1 BOX 636 day of . . 19 ASTORIA, OR 97103 o'clock _____ M., and recorded à GRANTEE'S NAME AND ADDRESS in book __ ___ on page __ or as number . FOR file/ree NORMA M. GALLAGHER Record of Reeds of said county. RECORDER'S USE RT. 1 BOX 636 Witness my hand and seal of County ASTORIA, OR 97103 affixed. NAME, ADDRESS, ZU hall be sent to the following a NORMA M. GALLAGHER RT. 1 BOX 636 Recording Officer ASTORTA, OR 97103 By _ Deputy

MOUNTAIN TITLE COMPANY

NAME ADDRESS ZIP

1672 MID-STATE BANK CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT State of California County of San Luis Obispo On May 19, 1995 before me, Peggy Peterson, Notary Public , personally appeared Date Name, Title of Officer Mark S Bruce ,[x] personally known to me - **OR** - [] proved to me on the basis of satisfactory evidence to be the person(s) whose Name(s) of Signer(s) name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, PEGGY PETERSON executed the instrument. COMM. #1051761 NOTARY PUBLIC-CALIFORNIA SAN LUIS OBISPO COUNTY My Comm. Expires Feb. 10, 1999 WITNESS my hand and official seal. Signature of Notary **OPTIONAL** Though the data below is not required by law, it may prove valuable to persons relying on the document and could prevent CAPACITY CLAIMED BY SIGNER (PRINCIPAL) DESCRIPTION OF ATTACHED DOCUMENT [x] Individual] Corporate Officer Warranty Deed Title(s) Title or Type of Document [] Partner(s)] Limited I General One (1) Number of Pages] Attorney-in-Fact Trustee(s)] Guardian/Conservator May 19, 1995 [] Other: Date of Document None Signer(s) Other Than Names Above Absent Signer (Principal) is Representing: Name of Person(s) or Entity(s)

STATE OF OREGON: COUNTY OF KLAMATH : ss.

Filed f	or record at r	
		June A.D., 19 95 at 3:47 o'clock P. M., and duly recorded in Vol. M95 day of
FEE	\$35.00	By Connette Muelly