

## WARRANTY DEED

UTC 36019 DS  
 KNOW ALL MEN BY THESE PRESENTS, That MBK, A PARTNERSHIP CONSISTING OF MELVIN L. STEWART MARY LOU STEWART, AND TRUSTEES OF THE KENNETH L. TUTTLE MD, PC EMPLOYEES PENSION AND \*\*\* hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by \_\_\_\_\_, hereinafter called MARGARET R. WENNEIS

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 1, Tract 1295, FIRST ADDITION TO NORTH RIDGE ESTATES, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

\*\*\* PROFIT SHARING PLAN AND TRUST AGREEMENT.

## 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

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 \$ 25,000.00.  
 However, the actual consideration consists of or includes other property or value given or promised which is the whole/ part of the consideration (indicate which). (The sentence between the symbols, if not applicable, should be deleted. See ORS 93.030.)

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 8 day of 11, 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,

County of Klamath ss.

August 11, 19 95.

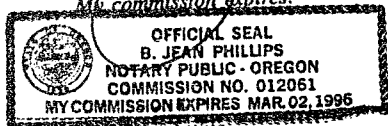
Personally appeared the above named

MBK, A PARTNERSHIP

Melvin L. Stewart  
Mary Lou Stewart  
Kenneth L. Tuttle  
 and acknowledged the foregoing instrument to be its voluntary act and deed.

Before me:

B. Jean Phillips  
 Notary Public for Oregon  
 My commission expires:



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 \_\_\_\_\_

My commission expires: \_\_\_\_\_

(SEAL)

MBK, A PARTNERSHIP

1763 Washburn Way

Klamath Falls, OR. 97603

GRANTOR'S NAME AND ADDRESS

GRANTOR'S NAME AND ADDRESS

After recording return to:

23169 N. POE VALLEY Rd.  
Klamath Falls, OR. 97603

NAME, ADDRESS, ZIP

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

23169 N. POE VALLEY 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 17th day of August, 19 95, at 3:28 o'clock PM., and recorded in book M95 on page 21928 or as file/reel number 4645.

Record of Deeds of said county:

Witness my hand and seal of County affixed.

Bernetha G. Letsch Co Clerk

Fees: \$30.00

By Annette Mueller Recording Officer Deputy