

7927

WARRANTY DEED
030438 Vol. M95 Page 28682

KNOW ALL MEN BY THESE PRESENTS, That

WILLIAM R. ADDINGTON AND MARLENE T. ADDINGTON husband and wife

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by
CLTC EXCHANGE COMPANY, a California corporation

hereinafter called the grantee, does hereby grant, bargain, sell and convey unto the grantee and grantee's heirs, successors and assigns, that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or in any way appertaining, situated in Klamath County, State of Oregon, described as follows, to-wit:

Lot 26, Landis Park, County of Klamath, State of Oregon.

Code 41, Map 3909-10DA, Tax Lot 1300

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE)

To Have and to Hold the same unto the grantee and grantee's heirs, successors and assigns forever.

And grantor hereby covenants to and with grantee and grantee's heirs, successors and assigns, that grantor is lawfully seized in fee simple of the above granted premises, free from all encumbrances except a Trust Deed recorded June 13, 1994, Book M-94, Page 18551, Mortgage Records of Klamath County, in favor of Boyd Yaden, Successor Conservator of the Conservatorship of Shirlene Ann Norwest

and that grantor will warrant and forever defend the 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 \$ like kind property exchange of
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, where the context so requires, the singular includes the plural and all grammatical changes shall be made so that this deed shall apply equally to corporations and to individuals.

In Witness Whereof, the grantor has executed this instrument this 18th day of October, 1995; if a corporate grantor, it has caused its name to be signed and its seal, if any, affixed by an officer or other person duly authorized to do so by order of its board of directors.

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.

STATE OF OREGON, County of Klamath ss.This instrument was acknowledged before me on October 18, 1995,
by William R. Addington and Marlene T. AddingtonThis instrument was acknowledged before me on 19,

by

as

of

OFFICIAL SEAL
DEBORA BUCKINGHAM
NOTARY PUBLIC - OREGON
COMMISSION NO. 020140
MY COMMISSION EXPIRES DEC. 19, 1996

Notary Public for Oregon

My commission expires 12-19-96

William R. & Marlene T. Addington

Grantor's Name and Address

CLTC Exchange Company

Grantee's Name and Address

After recording return to (Name, Address, Zip):

CLTC Exchange Company

502 W. Main Street

Medford, OR 97501

Until requested otherwise send all tax statements to (Name, Address, Zip):

Mr. & Mrs. William R. Addington

1967 Lawrence

Klamath Falls, OR 97601

SPACE RESERVED
FOR
RECORDER'S USESTATE OF OREGON,
County of Klamath } ss.I certify that the within instrument was received for record on the 20th day of October, 1995, at 1:47 o'clock PM., and recorded in book/reel/volume No. M95 on page 28682 and/or as fee/file/instrument/microfilm/reception No. 7927, Record of Deeds of said County.

Witness my hand and seal of County affixed.

Bernetha G. Letsch Co Clerk

By Annette Mueller Deputy.

Fees: \$30.00