

9838

## WARRANTEE DEED

Vol. 1795 Page 32664

KNOWN BY ALL MEN BY THESE PRESENTS, That GARY D. PICKENS  
 hereinafter called grantor for the consideration hereinafter stated to grantor paid by  
DOUG LAWNICKI  
 hereinafter called the grantee, bargain, sell and convey unto the grantee and grantee's  
 heirs, successors and assigns, that certain real property, with the tenements, hereinafter  
 and appurtenances thereunto belonging or in any way appertaining situated in Kalamath  
 County, State of Oregon, described as follows, to-wit:

BLOCK 23, LOT 8, MT. SCOTT MEADOWS SUBDIVISION, TRACT NO. 1027, IN THE COUNTY OF KALAMATH,  
 STATE OF OREGON, AS PER MAP RECORDED IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY,  
 EXCEPTING OIL, GAS, AND OTHER MINERAL AND HYDROCARBON SUBSTANCES BENEATH THE SURFACE  
 THEREOF, SAID CONVEYANCE SHALL BE MADE SUBJECT TO ALL CONDITIONS, COVENANTS, RESTRICTIONS,  
 RESERVATIONS, EASEMENTS, RIGHTS AND RIGHTS OF WAY OF RECORDED OR APPEARING IN THE RECORDED  
 MAP OF SAID TRACT AND SPECIFICALLY THE COVENANTS, CONDITIONS AND RESTRICTIONS SET FORTH IN  
 THAT CERTAIN DECLARATION OF RESTRICTIONS RECORDED IN THE OFFICIAL RECORDS OF KALAMATH  
 COUNTY ALL OF WHICH ARE INCORPORATED HEREIN BY REFERENCE WITH THE SAME EFFECTS AS THOUGH  
 SAID DECLARATION WERE FULLY SET FORTH HEREIN.

To have and to Hold the same unto the grantee and grantee's heirs, successors and  
 assigned forever.

And grantor hereby covenants to and with grantee's heirs, successors and assigns,  
 that the grantor is lawfully seized in fee simple of the above granted permission, free  
 from all encumbrances .....

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 \$ 3,400 .....

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 their individuals.

In witness where of, the grantor has executed this instrument  
 this.....day of ....., 19....; if a corporation grantor, it has  
 caused its name to be signed and its seal, 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.

Gary Pickens  
Jay Fike

STATE OF IDAHO, COUNTY OF Ada ss.

This instrument was acknowledged before me on 7-12-95  
 by Gary Pickens .....

This instrument was acknowledged before me on .....



Paul Rowe

Notary Public for Idaho

My commission expires 12-11-2000.

Gary Pickens  
11849 W. Dason Ct.  
Boise, Idaho 83704

Grantor's Name and Address

Doug Lawnicki  
3123 Partridge Way  
Springfield, OR 97477

Grantee's Name and Address

After recording return to:  
Doug Lawnicki  
3123 Partridge Way  
Springfield, OR 97477

Until requested otherwise send all tax statements to:

Doug Lawnicki  
3123 Partridge Way  
Eugene, Oregon 97404

STATE OF OREGON,  
 County of Klamath ss

I certify that the within instrument  
 was received and recorded on the  
30th day of November, 1995,  
 at 10:17 o'clock AM, and  
 recorded in book/reel/volume No.  
M95 on page 32664, and/or  
 as fee/file/instrument/microfilm/  
 reception No. 9838, Records  
 and Deeds of said County.

Witness my hand and seal of County  
 affixed.

Bernetha G. Letsch Co. Clerk .....

Name Title

By Annette Mueller ....., Deputy.

Fees: \$30.00