

13175 MC 37035 DS Vol. 196 Page 3831

WARRANTY DEED KNOW ALL MEN BY THESE PRESENTS, That FRED J. HEETER and WINIFRED R. HEETER

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by JOHN A. ARCHER and DONNA ARCHER, husband and wife 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 3, Block 4, CRESCENT PINES, KLAMATH COUNTY, OREGON

(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 those of record

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 \$ 34,500.00

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, 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 10 day of January, 1996; 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.

Fred J. Heeter  
Fred J. Heeter

Winifred R. Heeter  
Winifred R. Heeter

STATE OF OREGON, County of Lincoln ) ss.

This instrument was acknowledged before me on January 10, 1996,

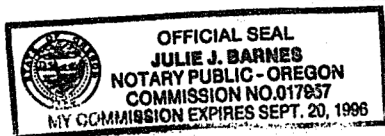
by Fred J. Heeter and Winifred R. Heeter

This instrument was acknowledged before me on , 19 ,

by ,

as ,

of ,



Julie J. Barnes  
Notary Public for Oregon  
My commission expires 9.20.96

Fred J. Heeter & Winifred R. Heeter  
1860 N.E. Arcadia Drive  
Toledo, Oregon 97391

Grantor's Name and Address

John A. Archer and Donna Archer  
2076 Inland Way  
Springfield, OR 97477

Grantee's Name and Address

After recording return to (Name, Address, Zip):  
John A. Archer and Donna Archer  
2076 Inland Way  
Springfield, OR 97477

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

SPACE RESERVED  
FOR  
RECORDER'S USE

STATE OF OREGON, } ss.  
County of Klamath

I certify that the within instrument was received for record on the 9th day of Feb, 1996, at 11:27 o'clock A.M., and recorded in book/reel/volume No. M96 on page 3831 and/or as fee/file/instrument/microfilm/reception No. 13175, Record of Deeds of said County.

Witness my hand and seal of County affixed.

Bernetha G. Letsch, County Clerk  
By Lynette Frick, Deputy.

Fee \$30.00

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