

17570

5/31/96

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That

PAUL L. FREEMAN

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

LISA N. FREEMAN

, hereinafter called 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 7, Block 34 of Tract 1081 of FIFTH ADDITION TO KLAMATH RIVER ACRES, 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 of 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.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ 14,000.00

THIS DEED IS THE ONLY INSTRUMENT THAT HAS BEEN FILED IN THE OFFICE OF THE COUNTY CLERK OF KLAMATH COUNTY, OREGON, FOR THE PURPOSE OF RECORDING THIS DEED. THE GRANTOR HAS CAUSED THIS DEED TO BE SIGNED AND SEALED BY ITS OFFICERS, DULY AUTHORIZED THERETO BY ORDER OF ITS BOARD OF DIRECTORS. 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 1 day of March, 19 96; 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.MARCH May 1st, 19 96

Personally appeared the above named

PAUL L. FREEMAN

and acknowledged the foregoing instrument to be his voluntary act and deed.

Before me:

Lisa Legget Weatherby
Notary Public for Oregon
My commission expires: 11/20/99

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)



PAUL L. FREEMAN

GRANTOR'S NAME AND ADDRESS

LISA N. FREEMAN

GRANTEE'S NAME AND ADDRESS

After recording return to:

LISA N. FREEMAN

NAME, ADDRESS, ZIP

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

LISA N. FREEMAN

NAME, ADDRESS, ZIP

STATE OF OREGON,

ss.

County of Klamath

I certify that the within instrument was received for record on the 7th day of May, 19 96, at 11:48 o'clock A.M., and recorded in book M96 on page 12986 or as file/reel number 17570.

Record of Deeds of said county.

Witness my hand and seal of County affixed.

Bernetha G. Letach, County Clerk

Recording Officer

By Curry Deputy

Fee \$30.00