

NL

21330 MTC 3700642

WARRANTY DEED

Vol. 196 Page 20887

KNOW ALL MEN BY THESE PRESENTS, That MBK, a partnership consisting of MELVIN L. STEWART, MARY LOU STEWART & KENNETH TUTTLE TRUSTEE OF THE KENNETH L. TUTTLE, M.D. P.C. EMPLOYEES' PENSION AND PROFIT SHARING PLAN AND TRUST AGREEMENT hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by NEIL M. WALLE and JENNY M. LEE-WALLE, 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 13 of TRACT 1306, SECOND ADDITION TO NORTHRIDGE ESTATES, according to the official plat thereof on file in the office of the County Clerk of 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 1995/1997 real property taxes, a lien, not yet due and payable and those of record and apparent upon the land as of the date of this deed

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 \$40,000.00

However, the actual consideration consists of or includes other property or value given or promised which is the whole 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 12th day of July, 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. MBK, a partnership

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.

Melvin Stewart, Mary Lou Stewart
KENNETH L. TUTTLE, M.D. P.C. EMPLOYEES' PENSION AND PROFIT SHARING PLAN AND TRUST AGREEMENT

Kenneth L. Tuttle MBK PC Partner

STATE OF OREGON, County of Klamath) ss.

This instrument was acknowledged before me on July 12, 1996,

by MELVIN L. STEWART & MARY LOU STEWART, PARTNERS OF MBK, a partnership

This instrument was acknowledged before me on July 12, 1996,

by KENNETH L. TUTTLE, TRUSTEE

as TRUSTEE

of KENNETH L. TUTTLE, M.D. P.C. EMPLOYEES' PENSION AND PROFIT SHARING

PLAN AND TRUST AGREEMENT, PARTNER OF MBK, a Partnership



Kristi L. Redd
Notary Public for Oregon

My commission expires 11/16/99

MBK, a partnership

1763 WASHBURN WAY

KLAMATH FALLS OR 97603

Grantor's Name and Address

NEIL M. WALLE & JENNY M. LEE-WALLE

2301 MOUNTAIN VIEW

KLAMATH FALLS OR 97601

Grantee's Name and Address

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

NEIL M. WALLE & JENNY M. LEE-WALLE

2301 MOUNTAIN VIEW

KLAMATH FALLS OR 97601

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

NEIL M. WALLE & JENNY M. LEE-WALLE

2301 MOUNTAIN VIEW

KLAMATH FALLS OR 97601

SPACE RESERVED
FOR
RECORDER'S USE

Fee \$30.00

STATE OF OREGON,
County of Klamath) ss.

I certify that the within instrument was received for record on the 15th day of July, 1996, at 11:29 o'clock A.M., and recorded in book/reel/volume No. M96 on page 20887 and/or as fee/tile/instrument/microfilm/reception No. 21330, Record of Deeds of said County.

Witness my hand and seal of County affixed.

Bernetha G Letsch, County Clerk

NAME TITLE
By *Cheryl Thomas* Deputy.