

NR

22194

mtc 38020KR

WARRANTY DEED

Vol. m96 Page 22825

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 ROLLIE H. KNAGGS and FRAN A. KNAGGS, 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 14 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 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 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 or 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 22nd 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.

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.

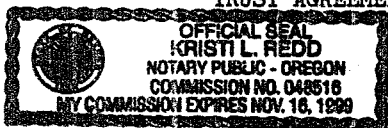
Melvin L. Stewart, Mary Lou Stewart, Kenneth L. Tuttle M.D. P.C.

STATE OF OREGON, County of Klamath) ss.

This instrument was acknowledged before me on July 22 26, 1996, by MELVIN L. STEWART and MARY LOU STEWART, PARTNERS OF MBK, a partnership

This instrument was acknowledged before me on July 22 26, 1996, by KENNETH L. TUTTLE, M.D. P.C.

as TRUSTEE of KENNETH L. TUTTLE, M.D. P.C. EMPLOYEES PENSION AND PROFIT SHARING TRUST AGREEMENT, AS 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

ROLLIE H. KNAGGS & FRAN A. KNAGGS

Grantee's Name and Address

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

ROLLIE H. KNAGGS & FRAN A. KNAGGS

6622 Rockingham Ln
Klamath Falls OR 97603

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

ROLLIE H. KNAGGS & FRAN A. KNAGGS

6622 Rockingham Ln
Klamath Falls OR 97603

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 29th day of July, 1996, at 11:47 o'clock AM, and recorded in book/reel/volume No. M96 on page 22825 and/or as fee/file/instrument/microfilm/reception No. 22194, Record of Deeds of said County.

Witness my hand and seal of County affixed.

Bernetha G Letsch, County Clerk

By *Jeffrey* Deputy.