

26617 97111

WARRANTY DEED

Vol 195 Page 7379

KNOW ALL MEN BY THESE PRESENTS, That STEVEN BUCHWALTER and MARJORIE MEFFERD as TENANTS IN COMMON

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by ROBERT P. KINGZETT

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:

The property described in Exhibit A attached hereto and made a part herof as if fully written herein.

(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 as noted on Exhibit A

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 \$2200.00. 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.)

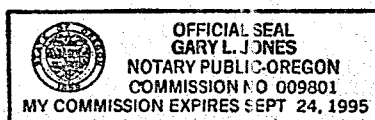
In construing this deed, where the context so requires, the singular includes the plural and all grammatical changes shall be made so that this deed shall apply equally to corporations and to individuals.

In Witness Whereof, the grantor has executed this instrument this 8th day of February, 1994; 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.

Steven E. Buchwalter
Marjorie K. Mefferd

STATE OF OREGON, County of Klamath ss.
This instrument was acknowledged before me on 2-8-1994
by Steven Buchwalter & Marjorie Mefferd
This instrument was acknowledged before me on 1994
by
as
of



Notary Public for Oregon
My commission expires 9-24-95

STEVEN BUCHWALTER, MARJORIE MEFFERD
PO Box 93
BONANZA OR 97623

Grantor's Name and Address:
ROBERT P. KINGZETT
1225 PACIFIC TERRACE
KLAMATH FALLS OR (7601)

Grantee's Name and Address:
ROBERT P. KINGZETT
1225 PACIFIC TERRACE
KLAMATH FALLS OR 97601

Until requested otherwise send all tax statements to (Name, Address, Zip):
ROBERT P. KINGZETT
1225 PACIFIC TERRACE
KLAMATH FALLS OR 97601

SPACE RESERVED
FOR
RECORDER'S USE

STATE OF OREGON, County of Klamath ss.

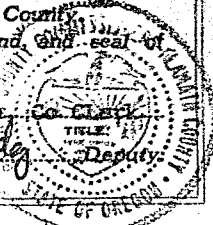
I certify that the within instrument was received for record on the 29th day of March, 1995, at 9:45 o'clock A.M., and recorded in book/reel/volume No. M95 on page 7379 and/or as fee/file/instrument/microfilm/reception No. 97111 Record of Deeds of said County.

Witness my hand and seal of County affixed.

Bernetha G. Leysch
By Smith Field

FEE: \$30.00

INDEXED



Mountain Title Company

of Klamath County

32294

222 S. 6TH ST. • KLAMATH FALLS, OREGON 97601 • TELEPHONE (503) 883-3401 • FAX (503) 882-0620

LOT BOOK SERVICE

Date: February 7, 1994
Order No.: 32133

We have searched our Tract Indices as to the following described property:

Lot 14 in Block 108 of KLAMATH FALLS FOREST ESTATES, HIGHWAY 66 UNIT, PLAT NO. 4, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

and as of February 1, 1994 at 8:00 a.m.;

We find that the last deed of record runs to

STEVEN BUCHWALTER AND MARJORIE MEFFERD
AS TENANTS IN COMMON

We also find the following apparent encumbrances within ten years prior to the effective date hereof:

1. Easements and reservations as contained in plat dedication, to wit:

"Subject to a 16-foot easement centered on the back and side line of all lots for future public utilities, a 40 foot building setback on all lots adjacent to Highway 66 and to all easements and reservations of record. Lot 1, Block 131 is hereby dedicated to Klamath County for refuse disposal."

2. Covenants, conditions and restrictions, but omitting restrictions, if any, based on race, color, religion or national origin, imposed by instrument, subject to the terms and provisions thereof.

Recorded: July 21, 1965

Volume: M65, page 165, Microfilm Records of Klamath County, Oregon

3. Subject to the terms and provisions of Bylaws of Highway 66 Unit 4 Road Maintenance Association recorded May 22, 1974 in Volume M74, page 6382, Microfilm Records of Klamath County, Oregon.

We have also searched our General Index for judgments and state and federal tax liens against the above named grantees and find the following:

NONE

We also find the following unpaid taxes and/or city liens:

1. Taxes for the fiscal year 1993-1994, delinquent.

Amount: \$61.50 plus interest

Key No: 401728

Account No: 3711-036A0-03600

Code No: 036

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Robert Kirgzett the 11th day
of October A.D., 19 94 at 10:24 o'clock A. M., and duly recorded in Vol. M96,
of Deeds on Page 32293.

Bernetha G. Letsch

County Clerk

By Bernetha G. Letsch

FEE \$10.00 Re-record