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97 MAR 31 P2:19 Vol. 1797 Page 3236

EDWARD A. & ROSE MARIE MEDINA
209 HILLSIDE AVE.

KLAMATH FALLS, OR 97601

EDWARD A. MEDINA & ROSE MARIE MEDINA, TRUSTEES
MEDINA LOVING TRUST J/T/D 3/19/97

209 HILLSIDE AVE.

KLAMATH FALLS, OR 97601

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

JAMES H. SMITH, ESQ.

711 BENNETT AVE.

MEDFORD, OR 97504

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

EDWARD A. & ROSE MARIE MEDINA

209 HILLSIDE AVE.

KLAMATH FALLS, OR 97601

SPACE RESERVED
FOR
RECORDER'S USE

STATE OF OREGON,

County of _____ ss.

I certify that the within instrument
was received for record on the _____ day
of _____, 19____, at
_____ o'clock _____ M., and recorded in
book/reel/volume No. _____ on page
_____ and/or as fee/file/instru-
ment/microfilm/reception No. _____,
Record of Deeds of said County.

Witness my hand and seal of County
affixed.

NAME

TITLE

By _____, Deputy.

WARRANTY DEED

KNOW ALL BY THESE PRESENTS that EDWARD A. MEDINA AND ROSE MARIE MEDINA

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

hereinafter called 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:

***** EDWARD A. MEDINA AND ROSE MARIE MEDINA, TRUSTEES, OR THEIR
SUCCESSORS IN TRUST, UNDER THE MEDINA LOVING® TRUST DATED MARCH 19, 1997,
AND ANY AMENDMENTS THERETO.

SEE ATTACHED EXHIBIT "A"

The liability and obligations of the Grantor to Grantee and Grantee's heirs and assigns under the warranties and covenants
contained herein or provided by law shall be limited to the extent of coverage that would be available to Grantor under any
policy of title insurance issued to the Grantor at the time Grantor acquired the property. The limitations contained herein
expressly do not relieve Grantor of any liability or obligation under this instrument, but merely define the scope, nature
and amount of such liability or obligations.

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE)

To Have and to Hold the same unto 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 (if no exceptions, so state):

_____, 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 \$ -0- . However, the
actual consideration consists of or includes other property or value given or promised which is ☒ the whole ☐ part of the (indicate
which) consideration. (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 19TH day of MARCH, 1997; if grantor
is a corporation, 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 REGU-
LATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON
ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPRO-
PRIATE 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.

Edward A. Medina
EDWARD A. MEDINA

Rose Marie Medina
ROSE MARIE MEDINA

STATE OF OREGON, County of KLAMATH

) ss.

This instrument was acknowledged before me on MARCH 19, 1997,
by EDWARD A. MEDINA AND ROSE MARIE MEDINA

This instrument was acknowledged before me on _____, 19____,

by _____

as _____

of _____



OFFICIAL SEAL
JAMES H. SMITH
NOTARY PUBLIC-OREGON
COMMISSION NO. 047066
MY COMMISSION EXPIRES OCT. 31, 1999

Notary Public for Oregon JAMES H. SMITH
My commission expires 10/31/99

EXHIBIT "A"

PARCEL 1: 209 HILLSIDE

Lots 15 and 16 in Block 5 of DIXON ADDITION, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

PARCEL 2:

Beginning at a point 40 feet South and 50 feet East of the corner common to Sections 1, 2, 11 and 12 of Township 41 South, Range 10 East of the Willamette Meridian, thence East 30 feet; thence South 51.25 feet thence West 50 feet; thence North 51.25 feet to the place of beginning, being in Lot 2 of Section 12, Township 41 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon, according to the official plat thereof on file in the office of the County Clerk in Klamath County, Oregon.

SUBJECT TO:

1. Any unpaid charges or assessments of the City of Merrill for municipal improvements.

PARCEL 3:

Lots 10, 11, 12, and 13 in Block 1 of THIRD ADDITION TO ALTAMONT ACRES, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Tax Account No. 3909 010BA 01300

STATE OF OREGON : COUNTY OF KLAMATH: ss.

Filed for record at request of Edward Medina the 31st day
of March A.D., 19 97 at 2:19 o'clock P. M. and duly recorded in Vol. M97
of Deeds on Page 9256

FEE \$35.00

Bernetha G. Letsch, County Clerk

by Kathleen R. Rasmussen