

NL

50181

WARRANTY DEED

Vol. M97 Page 40824KNOW ALL MEN BY THESE PRESENTS, That Batzer & Batzer Investmentshereinafter, called the grantor, for the consideration hereinafter stated, to grantor paid by Penny Lee Sampsonhereinafter 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 4 in Block 6 of Tract No. 1019, WINEMA PENINSULA UNIT NO. 2, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Together with 1979 Redman Mobile Home, Oregon License #X142696, Serial # 11809108 which is situated on the real property described herein.

97 DEC 16 AM 10:08

(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 \$ 31,944.00

However, the actual consideration consists of or includes other property or value given or promised which is part of the consideration (indicate which). (The sentence between the symbols (H), 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 3rd day of May, 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.

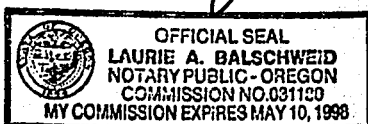
THIS INSTRUMENT WILL NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USES.

STATE OF OREGON, County of Jackson ) ss.

This instrument was acknowledged before me on 5-5, 1994, by J. Batzer

This instrument was acknowledged before me on 5/5, 1994, by [Signature]

as of [Signature]



Laurie A. Balschweid  
Notary Public for Oregon  
My commission expires 05/10/98

Grantor's Name and Address

Grantee's Name and Address

After recording return to (Name, Address, Zip):  
PENNY LEE SAMPSON  
4012 LORAIN WAY  
PHILOQUIN OR 97624

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

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 16th day of December, 1997, at 11:08 o'clock A. M., and recorded in book/reel/volume No. M97 on page 40824 and/or as fee/file/instrument/microfilm/reception No. 50181, Record of Deeds of said County.

Witness my hand and seal of County affixed.

Bernetha G. Letsch, Co. Clerk  
By Kathleen Ross, Deputy.

Fee: \$30.00

CATHY COGAR KING hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by PENNY LEE SAMPSON 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 4 in Block 6 of TRACT No. 1019, WINEMA PENINSULA UNIT NO. 2, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

TOGETHER with 1979 Redman Mobile Home, Oregon license #X142696, Serial #11809108 which is situate on the real property described herein.

## 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."

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 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 \$ 31,944.00

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 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 26 day of May, 1993; 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.  
May 26, 1993

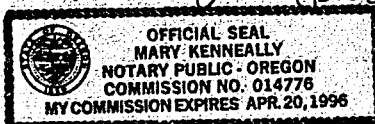
Personally appeared the above named

CATHY COGAR KING

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

Before me:

Mary Kenneally  
Notary Public for Oregon  
My commission expires: 4/20/96



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)

CATHY COGAR KING  
5729 ALTAMONT DRIVE  
KLAMATH FALLS, OR 97603

GRANTOR'S NAME AND ADDRESS

PENNY LEE SAMPSON  
40128 LOBART WAY  
CHILOQUIN, OR 97624

GRANTEE'S NAME AND ADDRESS

After recording return to:

PENNY LEE SAMPSON  
40128 LOBART WAY  
CHILOQUIN, OR 97624

NAME, ADDRESS, ZIP

Until a change is requested all tax statements shall be sent to the following address:

PENNY LEE SAMPSON  
40128 LOBART WAY  
CHILOQUIN, OR 97624

NAME, ADDRESS, ZIP

STATE OF OREGON,

ss.

County of Klamath

I certify that the within instrument was received for record on the 16th day of December, 1997, at 11:08'clock A.M., and recorded in book M97 on page 40825 or as file/reel number 50182

Record of Deeds of said county.

Witness my hand and seal of County affixed.

Bernetha G. Letsch, Co. Clerk

Recording Officer

By Kethan Ross Deputy

Fee: \$30.00