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WARRANTY DEED

Vol. M98 Page 1387

KNOW ALL MEN BY THESE PRESENTS, That VIRGINIA A. TONEY, hereinafter called grantor, for the consideration hereinafter stated, to grantor paid by VIRGINIA A. TONEY, TRUSTEE OF THE VIRGINIA A. TONEY REVOCABLE LIVING TRUST, DATED January 8, 1998, hereinafter called the grantee, does hereby grant, bargain, sell and convey unto the this grantee and grantee's heirs, successors and assigns, that 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 5 in Block 1, MOYINA MANOR, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Tax Account No. R-3909-011AB-07000-000

To Have and to Hold the same unto the said 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 said premises and every part of 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 other than money.

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.

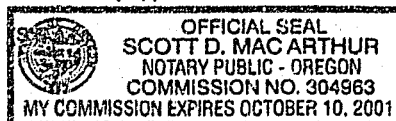
THIS INSTRUMENT WILL NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USES AND TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.930.

In Witness Whereof, the grantor has executed this instrument this 8th day of January, 1998; 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.

Virginia A. Toney
Virginia A. Toney

STATE OF OREGON, County of Klamath)ss.

Personally appeared the above named Virginia A. Toney and acknowledged the foregoing instrument to be her voluntary act and deed.



Before me *Scott D. MacArthur*
Notary Public for Oregon
My Commission Expires: 10/10/2001

Virginia A. Toney

Grantor

Virginia A. Toney, Trustee
1934 Carlson Drive
Klamath Falls, OR 97603
Grantee

After recording return to:
GRANTEE:

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

SAME

STATE OF OREGON,
County of Klamath ss.
Filed for record at request of:
Virginia A. Toney
on this 15th day of January A.D. 1998
at 1:35 o'clock P. M. and duly recorded
in Vol. M98 of Deeds Page 1387
Bernetha G. Letsch, County Clerk
By *Kathleen Rose*
Fee, \$30.00 Deputy.

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