

WARRANTY DEED

30692

K 36.498 Vol. M83 Page 19729

KNOW ALL MEN BY THESE PRESENTS, That

GILBERT M. HILBOURNE

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by EDWARD C. DORE and JEANNE M. DORE, husband and wife, hereinafter called the grantee, does hereby grant, bargain, sell and convey unto the said 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 4A Block 10 Klamath Falls Forest Estates Hwy 66 Unit, plat 1, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

"This instrument does not guarantee that any particular use or uses of the property described in this instrument is a legal or approved use. It is the responsibility of the owner to check with the appropriate city or county planning department to verify approved uses."

SUBJECT TO:

1. Taxes for 1983-84 which are a lien but not yet payable.
2. Reservations, restrictions, rights of way of record and those apparent upon the land.

(If space insufficient, continue description on reverse side)

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 of the above granted premises, free from all encumbrances

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 \$2,000.00.

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 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 12th day of August, 1983; 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.

GILBERT M. HILBOURNE

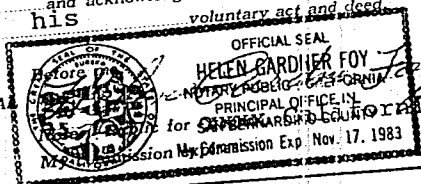
(If executed by a corporation, affix corporate seal)

STATE OF CALIFORNIA
County of San Bernardino
August 23, 1983

Personally appeared the above named
Gilbert M. Hilbourne

and acknowledged the foregoing instrument to be his voluntary act and deed

(OFFICIAL SEAL)



STATE OF OREGON, County of _____, 19____ ss.

Personally appeared _____, who, being duly sworn, each for himself and not one for the other, did say that the former is the president and the latter is the secretary of _____, a corporation, and that the seal affixed to the foregoing instrument is the corporate seal of said corporation and that said instrument was signed and sealed in behalf of said corporation by authority of its board of directors; and each of them acknowledged said instrument to be its voluntary act and deed.

(OFFICIAL SEAL)

Notary Public for Oregon
My commission expires: _____

STATE OF OREGON, } ss.

County of Klamath

I certify that the within instrument was received for record on the 17th day of November, 1983, at 10:36 o'clock A.M., and recorded in book/reel/volume No. M83 on page 9729 or as document/fee/file/instrument/microfilm No. 30692. Record of Deeds of said county.

Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk

By Sam Smith Deputy

SPACE RESERVED FOR RECORDER'S USE

Fee: \$1.00

After recording return to:

Charles
2315 Jamestown Ln
Oxnard, Ca 93030

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

NAME, ADDRESS, ZIP