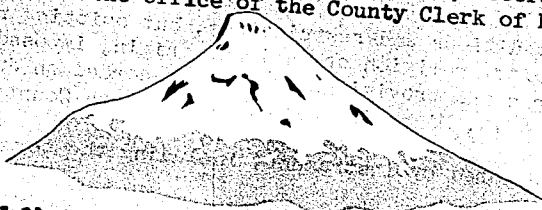


66145

WARRANTY DEED
MTC-10488-1

KNOW ALL MEN BY THESE PRESENTS, That CLAYTON K. KIMBALL and BESSIE L. KIMBALL, as tenants by the entirety hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by ALEXANDER WARLICH and HELEN M. WARLICH, husband and wife 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 3, Block 19, 2ND ADDITION TO RIVER PINE ESTATES, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.



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 of the above granted premises, free from all encumbrances EXCEPT as shown on the reverse of this deed and those of record and apparent upon the land, if any, as of the date of this deed, 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 \$ 33,000.00

However, the actual consideration consists of or includes other property or value given or promised which is the whole part of the consideration (indicate which). 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 2nd day of September, 19 86, 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.

(If executed by a corporation, affix corporate seal)

STATE OF OREGON, } ss.
County of Lane }
9/2, 19 86

Personally appeared the above named Clayton K. Kimball & Bessie L. Kimball and acknowledged the foregoing instrument to be their voluntary act and deed.

(OFFICIAL SEAL)

Before me:
Notary Public for Oregon
My commission expires:

Clayton K. & Bessie L. Kimball

GRANTOR'S NAME AND ADDRESS

Alexander & Helen M. Warlich
4024 W. 16th
Lawndale, CA 90260

GRANTEE'S NAME AND ADDRESS

After recording return to:

GRANTEE

NAME, ADDRESS, ZIP

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

GRANTEE

NAME, ADDRESS, ZIP

STATE OF OREGON, County of Lane, 19 86

Personally appeared

each for himself and not one for the other, did say that the former is the president and that the latter is the secretary of

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.

Before me:

Notary Public for Oregon
My commission expires:

(OFFICIAL SEAL)

STATE OF OREGON, } ss.

County of I certify that the within instrument was received for record on the day of 19 86, at o'clock M., and recorded in book on page or as file/reel number

Record of Deeds of said county. Witness my hand and seal of County affixed.

By Recording Officer Deputy

SUBJECT TO:

1. Taxes for the fiscal year 1986-1987, a lien, not yet due and payable.
2. Covenants, conditions and restrictions as shown on the recorded plat.
3. Covenants, conditions and restrictions, but omitting restrictions, if any, based on race, color, religion or national origin, imposed by instrument, including the terms and provisions thereof, recorded on June 23, 1972 in Volume M72, page 6815, Microfilm Records of Klamath County, Oregon.

4. An easement created by instrument, including the terms and provisions thereof,

Dated: June 23, 1972

Recorded: June 23, 1972

Volume: M72, page 6813, Microfilm Records of Klamath County, Oregon

In favor of: Midstate Electric Cooperative, Inc.

For: Electric transmission line

(No exact location given)

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of _____ the 19th day
of September A.D., 19 86 at 11:03 o'clock A M., and duly recorded in Vol. M86,
of _____ Deeds on Page 16926.

FEE \$14.00

Evelyn Biehn, County Clerk
By Ryan Smith

