83500 MOUNTAIN TITLE COMPANY Vol. M88 Page 728

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WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That JACK L. KELLY & CYRENA L. KELLY, husband and wife

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by THE GINTER GROUP, A Common-Law Business Trust Organization E.D.O. 1989, 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 431, Block 126, MILLS ADDITION to the City of Klamath Falls, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

This document is being re-recorded to correct the name of the grantee.

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 those of record and 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 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 $ 42,000.00 ~~However, the actual consideration, consisting of or including other property or value given or promised which is the whole consideration (indicate which)~~ is part of the consideration.

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 25th day of November, 1987; 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)

Jack L. Kelly

Cyrena L. Kelly

STATE OF OREGON, County of Klamath } ss. 11/25, 1987

Personally appeared the above named Jack L. Kelly & Cyrena L. Kelly and acknowledged the foregoing instrument to be their voluntary act and deed.

Before me: Notary Public for Oregon

(OFFICIAL SEAL) My commission expires: 8/16/88

STATE OF OREGON, County of) ss. , 19

Personally appeared and who, being duly sworn, 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 , 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.

Before me:

Notary Public for Oregon (OFFICIAL SEAL)

My commission expires:

JACK L. KELLY & CYRENA L. KELLY

GRANTOR'S NAME AND ADDRESS

THE GINTER GROUP
P.O Box 179
Midland OR 97634

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

INDEXED

STATE OF OREGON, County of Klamath } ss.

I certify that the within instrument was received for record on the 27th day of November, 19 87, at 9:26 o'clock A.M., and recorded in book M87 on page 21360 or as file/reel number 81968, Record of Deeds of said county. Witness my hand and seal of County affixed.

SPACE RESERVED FOR RECORDER'S USE — KLAMATH COUNTY, OREGON

Evelyn Biehn, County Clerk
By Recording Officer Deputy

Fee: $10.00

'87 NOV 27 AM 9 26

'88 JAN 11 PM 3 23

MOUNTAIN TITLE COMPANY

MOUNTAIN TITLE COMPANY

MOUNTAIN TITLE COMPANY

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STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Mountain Title Company the 14th day of January A.D., 19 88 at 3:23 o'clock P M., and duly recorded in Vol. M88, of Deeds on Page 728

FEE $10.00

Evelyn Biehn, County Clerk
By Pam Smith