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WARRANTY DEED

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KNOW ALL MEN BY THESE PRESENTS, That THE BENJ. FRANKLIN FEDERAL SAVINGS
AND LOAN ASSOCIATION, A Corporation

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by
CRAIG D. HEESAKER and RHONDA S. HEESAKER, 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 ap-
pertaining, situated in the County of Klamath and State of Oregon, described as follows, to-wit:

Lots 28 and 29, Block 10, ST. FRANCIS PARK, in the County of
Klamath, State of Oregon.

(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
those set out in Exhibit "A" attached hereto

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 \$ 21,000.00

~~THE TRUE AND ACTUAL CONSIDERATION PAID FOR THIS TRANSFER, STATED IN TERMS OF DOLLARS, IS \$ 21,000.00~~
~~AND THE 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~~
~~THOSE SET OUT IN EXHIBIT "A" ATTACHED HERETO~~

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 16th day of February, 1988;
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.

THIS INSTRUMENT WILL NOT ALLOW USE OF THE PROPERTY DE-
SCRIBED 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 _____

ss.

Personally appeared the above named _____

_____ and acknowledged the foregoing instru-
ment to be _____ voluntary act and deed.

Before me:

(OFFICIAL
SEAL)

Notary Public for Oregon

My commission expires: _____

THE BENJ. FRANKLIN FEDERAL SAVINGS AND
LOAN ASSOCIATION

BY: *Stan Kazebee*BY: *Marilyn Sheets*

STATE OF OREGON, County of Multnomah) ss.
February 18, 1988

Personally appeared Stan Kazebee _____ and
Marilyn Sheets _____, who, being duly sworn,

each for himself and not one for the other, did say that the former is the
Assistant Vice president and that the latter is the
Assistant secretary of THE BENJ. FRANKLIN

FEDERAL SAVINGS AND LOAN ASSOCIATION, 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 be-
half 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: 5/26/91

(If executed by a corporation,
affix corporate seal)

THE BENJ. FRANKLIN FEDERAL SAVINGS AND
LOAN ASSOCIATION

GRANTOR'S NAME AND ADDRESS

Craig D. Heesaker
Rhonda S. Heesaker

GRANTEE'S NAME AND ADDRESS

After recording return to:

Craig D. & Rhonda S. Heesaker
4405 Oak Dr.
Klamath Falls, OR 97603

NAME, ADDRESS, ZIP

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

Craig D. Heesaker & Rhonda S. Heesaker
4405 Oak Dr.
Klamath Falls, OR 97603

NAME, ADDRESS, ZIP

STATE OF OREGON,

County of _____

ss.

I certify that the within instru-
ment was received for record on the
_____ day of _____, 19____,
at _____ o'clock _____ M., and recorded
in book/reel/volume No. _____ on
page _____ or as fee/tile/instru-
ment/microfilm/reception No. _____,
Record of Deeds of said county.

Witness my hand and seal of
County affixed.

NAME

TITLE

By _____

Deputy

SPACE RESERVED
FOR
RECORDER'S USE

PH 3 27
00 FEB 22 PM 3 00