

WARRANTY DEED

85450

KNOW ALL MEN BY THESE PRESENTS, That KERRY S. PENN, an married man,

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by ECKHARD F. HUELSMEIER, an unmarried man,

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:

OREGON SHORES

Lot 25, Block 44, Tract 1184, OREGON SHORES UNIT #2, FIRST ADDITION,
in the County of Klamath, State of Oregon.

Tax Account No. 3507018AD 08000

"THIS INSTRUMENT WILL NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAW 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."

(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 a 1st Deed of Trust, FOR \$14,400.00

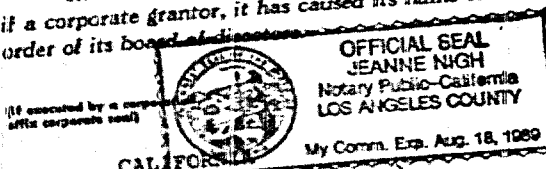
and that grantor will warrant and forever defend the said premises and every part and parcel thereof against the lawful claims and demands of all persons whomsoever, except those claiming under the above described encumbrances.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ 18,000.00

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 24th 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.



STATE OF OREGON

County of Los Angeles

Personally appeared the above named
Kerry S. Penn

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

Before me:
(OFFICIAL SEAL) Notary Public for Oregon
My commission expires: Aug 18, 1989

Kerry S. Penn

STATE OF OREGON, County of _____ ss.

Personally appeared _____, 19____, and
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:

(OFFICIAL SEAL)

Notary Public for Oregon
My commission expires:

PENN, Kerry S.
c/o Eli Property Co.
18840 Ventura Blvd., #215, Tarzana, Ca. 91356
GRANTOR'S NAME AND ADDRESS

HUELSMEIER, Eckhard F.
2050 Skyview Glen
Escondido, Ca. 92027
GRANTEE'S NAME AND ADDRESS

After recording return to:

Eckhard F. Huelsmeier
2050 Skyview Glen
Escondido, Ca. 92027
NAME, ADDRESS, ZIP

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

SAME AS ABOVE

NAME, ADDRESS, ZIP

SPACE RESERVED
FOR
RECORDER'S USE

STATE OF OREGON,

County of Klamath

I certify that the within instrument was received for record on the 22nd day of March, 1988, at 8:53 o'clock A.M., and recorded in book/reel/volume No. M88 on page 3956 or as document/fee/file/instrument/microfilm No. 85450. Record of Deeds of said county.

Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk
NAME TITLE

By Pam Smith Deputy

Fee: \$10.00