

MT 19600

1-1-74

86596

WARRANTY DEED

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KNOW ALL MEN BY THESE PRESENTS, That MICHAEL E. EGGLESTON and SANDRA EGGLESTON, husband and wife, hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by KERRY S. PENN, a married man, 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 5, Block 21, Tract 1113, OREGON SHORES UNIT #2, in the County of Klamath, State of Oregon.

Tax account #3507 018DB 02400

"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 except a new first Trust Deed for \$9,000.00,

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 \$10,000.00. 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). (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 11th day of April, 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.

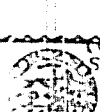
(If executed by a corporation, affix corporate seal)

STATE OF ~~OREGON~~ CALIFORNIA } ss.
County of Ventura, 19 88

Personally appeared the above named Michael E. Eggleston and Sandra Eggleston

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

Before me:



Marilyn D. Boyce, Notary Public for ~~OREGON~~ California
My Commission Expires Oct. 13, 1990

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:

(OFFICIAL SEAL)

Notary Public for Oregon
My commission expires:

EGGLESTON, Michael E. & Sandra

GRANTOR'S NAME AND ADDRESS

PENN, Kerry S.

GRANTEE'S NAME AND ADDRESS

After recording return to:

Mr. Kerry S. Penn
c/o Eli Property Co.
18840 Ventura Blvd., #215
Tarzana, Ca. NAME, ADDRESS, ZIP 91356

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

SAME AS ABOVE.

NAME, ADDRESS, ZIP

STATE OF OREGON,
County of Klamath } ss.

I certify that the within instrument was received for record on the 22nd day of April, 1988, at 9:14 o'clock A.M., and recorded in book/reel/volume No M88 on page 6382 or as document/fee/file/instrument/microfilm No. 86596. Record of Deeds of said county.

Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk

NAME TITLE
By Renee D. Litch Deputy

Fee \$10.00