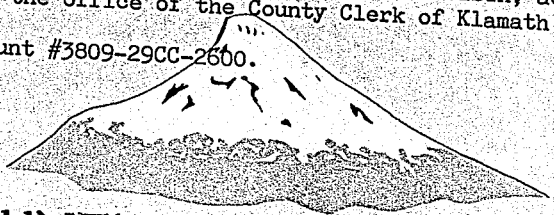


88827

WARRANTY DEED
MTC-19980 R

KNOW ALL MEN BY THESE PRESENTS, That BOB RAY and JOYCE GERALDINE DEAN, as tenants in common hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by JAMES B. PETERSEN 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:

The Westerly 40 feet of Lots 6 and 7 in Block 113, BUENA VISTA, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.
Klamath County Tax Account #3809-29CC-2600.



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 all those of record and those 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 \$ 20,000.00. 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 June, 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.

BOB RAY

JOYCE GERALDINE DEAN
STATE OF OREGON, County of Klamath

STATE OF OREGON, County of Klamath June 24, 1988

Personally appeared the above named BOB RAY and JOYCE GERALDINE DEAN and acknowledged the foregoing instrument to be their voluntary act and deed.

Personally appeared _____, a corporation, 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.

Notary Public for Oregon
My commission expires: 11/16/91

Notary Public for Oregon
My commission expires:

BOB RAY and JOYCE GERALDINE DEAN
P.O. Box 865
Lakeview, OR 97630
GRANTOR'S NAME AND ADDRESS

JAMES B. PETERSEN
900 Owens St.
Klamath Falls, OR 97601
GRANTEE'S NAME AND ADDRESS

AFTER RECORDING RETURN TO:
SAME AS GRANTEE
NAME, ADDRESS, ZIP

Until a change is requested all tax statements shall be sent to the following address.
SAME AS GRANTEE
NAME, ADDRESS, ZIP

SPACE RESERVED FOR RECORDER'S USE

STATE OF OREGON, County of Klamath ss.
I certify that the within instrument was received for record on the 1st day of July, 1988, at 12:56 o'clock P.M., and recorded in book M88 on page 0338 or as file/reel number 88827. Record of Deeds of said county. Witness my hand and seal of County affixed.
Evelyn Biehn County Clerk
Recording Officer
By Pauline Mullendare Deputy

Fee \$8.00