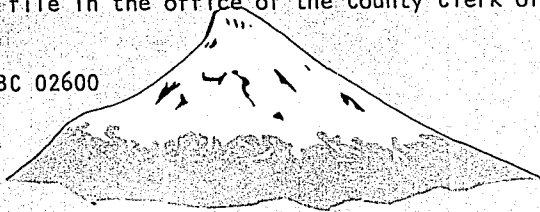


KNOW ALL MEN BY THESE PRESENTS, That MELVINA MAY DONART

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by HERMAN McCARTY & DOROTHY A. McCARTY, 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 appertaining, situated in the County of Klamath and State of Oregon, described as follows, to-wit:

Lot 14, Block 30, FIFTH ADDITION TO KLAMATH RIVER ACRES, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Tax Account No. 4008 006BC 02600



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 covenants, conditions, restrictions, easements those of record and apparent to the land as of the date of this deed.

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 \$ 30,000.00

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 17 day of November, 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)



OFFICIAL SEAL
MARY ANN LEDOUX
NOTARY PUBLIC - CALIFORNIA
LOS ANGELES COUNTY
My comm. expires MAR 31, 1989

MELVINA MAY DONART

STATE OF ~~OREGON~~ California

STATE OF OREGON, County of _____ ss.

County of Los Angeles

17, Nov. 1988

Personally appeared the above named Melvina May Donart

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

Before me: Mary Ann Ledoux
Notary Public for Oregon
My commission expires: 3/31/89

Before me: _____
Notary Public for Oregon
My commission expires: _____

Donart
8510 Elizabeth Lake Road, Sp 14
Leona Valley, CA 93551

GRANTOR'S NAME AND ADDRESS

McCarty
5421 Grant Ave
Carmichael, CA 95608

GRANTEE'S NAME AND ADDRESS

After recording return to:
McCarty
above address

NAME, ADDRESS, ZIP

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

McCarty
above address

NAME, ADDRESS, ZIP

STATE OF OREGON,

County of Klamath ss.

I certify that the within instrument was received for record on the 21st day of Nov., 1988, at 10:20 o'clock A.M., and recorded in book M88 on page 19696 or as file/reel number 94092, Record of Deeds of said county.

Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk
Recording Officer
By Pauline T. Nielsen, Deputy

Fee \$8.00