MOUNTAIN TITLE COMPANY

94976 MTC-20695 D

WARRANTY DEED

Vol. M88 Page 21353

KNOW ALL MEN BY THESE PRESENTS, That KING SEEDS, INC., an Oregon Corporation hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by Thomas C. Croom and Carolyn A. Croom, 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 9, Block 1, BELLA VISTA TRACT NO. 1235, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Tax Account No 3507 007DC 01200

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 $ 22,000.00

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 30 day of November, 19 88; 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)

KING SEEDS, INC

BY Gertrude DeConinck

X Sec.

STATE OF OREGON, County of Marion) ss.

November 30 19 88

Personally appeared Gertrude DeConinck 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 KING SEEDS, INC, 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: Alberta Heffron (OFFICIAL SEAL)

Notary Public for Oregon

My commission expires: 5/11/1989

STATE OF OREGON, County of) ss.

Personally appeared the above named and acknowledged the foregoing instrument to be voluntary act and deed.

Before me: (OFFICIAL SEAL)

Notary Public for Oregon

My commission expires:

King Seed, Inc
677 Cottage Street, NE
Salem, OR 97301
GRANTOR'S NAME AND ADDRESS

Croom
1713 Hawthorne St
Placentia, CA 92670
GRANTEE'S NAME AND ADDRESS

After recording return to:
Croom
above address
NAME, ADDRESS, ZIP

Until a change is requested all tax statements shall be sent to the following address.
Croom
above address
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 15th day of Dec., 19 88, at 3:58 o'clock P.M., and recorded in book M88 on page 21353 or as file/reel number 94976, Record of Deeds of said county.

Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk
Recording Officer
By Darlene Mullendore Deputy

Fee $8.00

MOUNTAIN TITLE COMPANY