

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That EDWARD C. MC BURNEY and
VIRGINIA MC BURNEY, his wife

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by S. TOM TAKETA and
TERRIE O. TAKETA, his wife, and ALAN H. TAKETA as Tenants by its Entirety, hereinafter called
the grantees, 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 ap-
pertaining, situated in the County of Klamath and State of Oregon, described as follows, to-wit:

Lot 2, Block 38 of Oregon Pines, as same is shown on plat filed
June 30, 1969 duly recorded in the office of the county recorder
of said county.

and also subject to all conditions, restrictions, reservations, easements, exceptions, rights and/or
rights of way affecting said property (including any Declaration of Restrictions recorded with this
subdivision recorded in the Office of the Klamath County Oregon Recorder, all of which are incorporated
herein by reference to said Declaration with the same effect as though fully set forth herein).

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

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 \$ 1,295.00

~~However, the actual consideration consists of or includes other property or future goods or promises which is~~
~~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 31st day of January, 1989;
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.

THIS INSTRUMENT WILL NOT ALLOW USE OF THE PROPERTY DE-
SCRIBED 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.

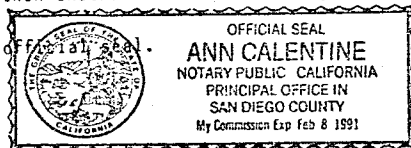
Edward C. Mc Burney
EDWARD C. MC BURNEY
Virginia Mc Burney
VIRGINIA MC BURNEY

STATE of CALIFORNIA)
) ss.
COUNTY of SAN DIEGO)

On FEBRUARY 17, 1989 before me, the undersigned, a Notary Public in and for said _____
County and State, personally appeared Edward C. Mc Burney & Virginia Mc Burney

personally known to me (or proved to me on the basis of satisfactory evidence) to be the person^s whose name^s are
subscribed to the within instrument and acknowledged that they executed the same.

WITNESS my hand and official seal.



Ann Calentine

Notary Public

Mr. & Mrs. Edward C. Mc Burney
9800 Sunset Ave.
La Mesa, CA 92041

GRANTOR'S NAME AND ADDRESS

Mr. & Mrs. S. Tom Taketa
3295 Lindenoaks Drive
San Jose, CA 95117-2522

GRANTEE'S NAME AND ADDRESS

After recording return to:

SAME AS ABOVE

NAME, ADDRESS, ZIP

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

I certify that the within instru-
ment was received for record on the
20th day of March, 1989
at 10:24 o'clock A.M. and recorded
in book/reel/volume No. M89 on
page 4630 or as fee/file/instru-
ment/microfilm/reception No. 98184,
Record of Deeds of said county.

Witness my hand and seal of
County affixed.

Evelyn Biehn, County Clerk

NAME

TITLE

By Carol Ann Matheson Deputy

Fee \$8.00