

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That BERNARD J. SPERA JR.for the consideration hereinafter stated, to Grantor paid by HERBERT ARLANDSON, Trustee of Robert L. Dunn, hereinafter called the Grantor, Trust dated January 7, 1985, 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 State of Oregon, described as follows, to-wit:

Lots 22, 23, 24, 27, 28, 29, 30 31 and 32, Block 11, INDUSTRIAL ADDITION to the City of Klamath Falls, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Tax Account No. 3809 033BA 11700
3809 033BA 12000

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 \$ exchange.
However the actual consideration consists of or includes other property or value given or promised which is (the whole) (part or whole) (Indicate which) the consideration.

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 individuals and to corporations.

IN WITNESS WHEREOF, the grantor has executed this instrument this 3rd day of April, 1989; if a corporate grantor, it has caused its name to be signed by its officers, duly authorized thereto by order of its board of directors.

"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."

STATE OF OREGON
COUNTY OF Jackson (INDIVIDUAL)The foregoing instrument was acknowledged before me this 3rd day of April, 1989, by Bernard J. Spera Jr.

Notary Public for Oregon

My commission expires 9-6-92

After recording return to:

M.T.C.

NAME, ADDRESS, ZIP

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

Robert L. Dunn Trust

P. O. Box 2465

Brookings, OR 97415

NAME, ADDRESS, ZIP

STATE OF OREGON
COUNTY OF _____ (CORPORATE)

The foregoing instrument was acknowledged before me this _____ day of _____, 19____, by _____ president,

and by _____ secretary of _____

A corporation, on behalf of the corporation.

Notary Public for Oregon

STATE OF OREGON,
County of Klamath ss.

Filed for record at request of:

Mountain Title Co.on this 11th day of April A.D., 19 89
at 3:00 o'clock PM and duly recorded
in Vol. M89 of Deeds Page 6137

Evelyn Biehn, County Clerk

By Darlene Muelendore

Fee, *.00

Deputy.

98 APR 11 PM 3 00