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WARRANTY DEED ATC # 05033670

KNOW ALL MEN BY THESE PRESENTS, That Klamath River Acres of Oregon, Ltd.

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by
 William H. Reynolds and Margie J. Reynolds, 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 ap-
 pertaining, situated in the County of Klamath and State of Oregon, described as follows, to-wit:

Lots 12, 13, 14 and 15, Block 35, Fifth Addition to Klamath
 River Acres.

Code 21 Map 4008-6BA TL 900
 Code 21 Map 4008-6BA TL 1000
 Code 21 Map 4008-6BA TL 1100
 Code 21 Map 4008-6Ba TL 1200

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE)

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
 covenants, conditions, restrictions, reservations, rights, rights of way and easements
 of record, if any and County Liens of the County of Klamath, Acct. No. 434, which the
 Grantees herein agree to assume and pay
 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 \$70,000.00.
 However, the actual consideration consists of or includes other property or value given or promised which is
 the whole consideration (indicate which) (The sentence between the symbols ©, if not applicable, should be deleted. See ORS 93.030.)
 part of the consideration

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 August, 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.

Klamath River Acres of Oregon, Ltd.

By: *E. Shipsey*
partner

STATE OF OREGON,

County of Klamath

September 1, 1989

Personally appeared the above named

E. Shipsey

and acknowledged the foregoing instru-
 ment to be his voluntary act and deed.

Before me:

(OFFICIAL
SEAL)

Notary Public for Oregon

My commission expires: March 4, 1992

STATE OF OREGON, County of _____ ss.

Personally appeared _____, 19____

_____ 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 _____

_____, 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 be-
 half 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:

(OFFICIAL
SEAL)

Notary Public for Oregon

My commission expires:

(If executed by a corporation,
affix corporate seal)

Klamath River Acres, Ltd.

PO Box 52

Keno, Ore 97627

GRANTOR'S NAME AND ADDRESS

GRANTEE'S NAME AND ADDRESS

After recording return to:

William H. Reynolds

7430 Leafwood Dr.

Salinas, Ca. 93907

NAME, ADDRESS, ZIP

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

NAME, ADDRESS, ZIP

STATE OF OREGON,

County of Klamath ss.

I certify that the within instru-
 ment was received for record on the
 20th day of Sept., 1989,
 at 3:44 o'clock P.M., and recorded
 in book/reel/volume No. M89 on
 page 17768 or as fee/file/instru-
 ment/microfilm/reception No. 5454,
 Record of Deeds of said county.

Witness my hand and seal of
 County affixed.

Evelyn Biehn, County Clerk

NAME

TITLE

By *Pauline T. Muckersdore* Deputy

Fee \$8.00

1989 SEP 20 PM 3 44