

WARRANTY DEED

DONALD M. PINNOCK and NANCY E. PINNOCK, hereinafter referred to as "Grantors", convey and warrant unto KLAMATH CHRISTIAN FELLOWSHIP, INC., an Oregon non-profit corporation, all that real property situated in Klamath County, State of Oregon and described as:

The Easterly 53.4 feet of Lot 7 and the Westerly 20 feet of Lot 8 in Block 38 of ORIGINAL TOWN OF KLAMATH FALLS, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, EXCEPTING THEREFROM any portion lying within the alley adjacent to said lots.

Grantors hereby covenant that they are the owners of the above-described property free of all encumbrances except:

1. Taxes for the fiscal year 1989-1990, a lien, not yet due and payable.
2. Reservations in deed executed by A.A. Bellman and Anna Bellman, his wife, to H.W. Poole dated August 28, 1919, recorded September 3, 1919 on page 425 of Deed Volume 50, Records of Klamath County, Oregon, as follows:

"This conveyance is made subject to that certain agreement affecting a portion of said premises, made and entered by and between L. Jacobs, first party, and A.A. Bellman, second party, on August 7, 1917, the conditions and covenants of which said agreement as imposed upon A.A. Bellman and to be kept, observed, performed by him, the grantee herein assumes and agrees to abide by, observe and perform as part consideration for this conveyance.

"This conveyance is further made subject to the conditions and reservations in favor of the grantor, contained in that certain deed made and executed on August 6, 1917, recorded August 20, 1917 in Volume 47, page 245, Deed Records of Klamath County, Oregon, by L. Jacobs and Hallie Jacobs, his wife, to A.A. Bellman, wherein and whereby a strip of land 4 inches wide and 120 feet long was conveyed by said Jacobs and wife to A. A. Bellman, to wit:

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"This conveyance is subject to the further condition that the said L. Jacobs reserves in himself, his heirs and assigns the right and privilege of extending the basement or foundation of any building or buildings to be erected on the premises adjoining the above described tract, over and through said four inches, allowing the grantee herein the privilege of resting or joining any basement or foundation of building that may be erected on or against the said foundation as herein expressed."

3. Party Wall Agreement, subject to the terms and provisions thereof. Recorded: August 29, 1946; Book: Volume 194, page 473, Records of Klamath County, Oregon; Affecting: "Together with an undivided 1/2 interest in that certain brick wall, one-half of which is on the Easterly side of said premises, and subject to a like interest in said wall in the adjoining owner." (Volume 194, page 473, Klamath County, Oregon).

The true and actual consideration for this transfer is \$63,600.00.

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 the fee title to the property should check with the appropriate city or county planning department to verify approved uses.

DATED this 30th day of Sept, 1989.
29

Nancy E. Pinnoch
NANCY E. PINNOCK

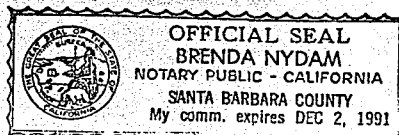
Donald M. Pinnoch
DONALD M. PINNOCK
by: Donald M. Pinnoch, his
attorney in fact.

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STATE OF CALIFORNIA)
COUNTY OF SANTA BARBARA) §

On the 29th day of SEPTEMBER, 1989, personally appeared the above-named NANCY E. PINNOCK and acknowledged the foregoing instrument to be a voluntary act. Before me:

Brenda Nydam
Notary Public for California
My Commission Expires: 12-2-91

STATE OF OREGON)
COUNTY OF JACKSON) §

On the 9 day of October, 1989, personally appeared the above-named DONALD M. PINNOCK, by and through his attorney in fact, SIDNEY E. AINSWORTH, and acknowledged the foregoing instrument to be a voluntary act. Before me:

Sharon M. Fogel
Notary Public for Oregon
My Commission Expires: 4/4/93



Mail Tax Statements to:

After recording return to:
Klamath 1st Federal
540 Main St.
Klamath Falls, OR 97601

STATE OF OREGON, ss.
County of Klamath

Filed for record at request of:

Mountain Title Co.
on this 20th day of Oct. A.D., 19 89
at 3:35 o'clock P.M. and duly recorded
in Vol. M89 of Deeds Page 20093
Evelyn Biehn County Clerk
By Pauline Muelenders
Deputy.

Fee. \$18.00

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