MOUNTAIN TITLE COMPANY

2163 MTC #24211-IN WARRANTY DEED Vol M90 Page 21086

KNOW ALL MEN BY THESE PRESENTS, That Violette M. Flanders

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by Donald F. Walker and Donald C. Rohrbacher, not as tenants in common, but with the right of survivorship, 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:

Farm Unit "E" according to the Farm Unit Plat, also described as the S1/2 of Government Lot 5, all of Government Lots 12, 21, 24, 25 and 26, and the S1/2 of Government Lot 23, of Section 19, Township 41 South, Range 12 East of the Willamette Meridian, Klamath County, Oregon.

Tax Account No: 4112-01900-00600

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 and the above granted premises, free from all encumbrances EXCEPT ALL THOSE OF RECORD AND THOSE APPARENT UPON THE LAND, IF ANY, AS OF THE DATE OF THIS DEED 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 $ 120,000.00 . [illegible] Section 93.030 [illegible]

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 19 day of October, 19 90; 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.

Violette M. Flanders

Violette M. Flanders

STATE OF OREGON,
County of Klamath) ss.
October 19th, 19 90

Personally appeared the above named Violette M. Flanders and acknowledged the foregoing instrument to be her voluntary act and deed.

Before me:

Notary Public for Oregon
My commission expires:

DIANA M. NIELSEN
NOTARY PUBLIC-OREGON
My Commission Expires 1/28/94

STATE OF OREGON, County of) ss.
The foregoing instrument was acknowledged before me this , 19 , by , president, and by , secretary of a corporation, on behalf of the corporation.

Notary Public for Oregon
My commission expires: (SEAL)

Violette M. Flanders
P.O. Box 474
Gerlach, NA 89610
(GRANTOR'S NAME AND ADDRESS)

Donald F. Walker & Donald C. Rohrbacker
P.O. Box 452
Klamath Falls, OR 97603
(GRANTEE'S NAME AND ADDRESS)

After recording return to:
SAME AS GRANTEE
NAME, ADDRESS, ZIP

Until a change is requested all tax statements shall be sent to the following address:
SAME AS GRANTEE
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 19th day of Oct., 19 90, at 1:15 o'clock P.M., and recorded in book M90 on page 21086 or as file/reel number 21631, Record of Deeds of said county.
Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk
Recording Officer
By Lauren Mulvalore Deputy

Fee $28.00

MOUNTAIN TITLE COMPANY