

502 W. Main Street (P. O. Box 218) Medford, OR 97501 (503) 779-2811

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that ,

WILLIAM W. TINNISWOOD and SUSAN I. TINNISWOOD

hereinafter called the Grantor, for the consideration hereinafter stated, to Grantor paid by

CLTC EXCHANGE COMPANY, A CALIFORNIA CORPORATION

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:

LOT 9, BLOCK 10, TRACT 1079, SIXTH ADDITION TO SUNSET VILLAGE, in the County of Klamath, State of Oregon.

Code 41, Map 3909-12ED, Tax Lot No. 1300

TO HAVE AND TO HOLD the same unto the said Grantee and Grantee's heirs, successors and assigns forever.

And Grantor hereby covenants to and with Grantees and the heirs of the survivor and their assigns, that Grantor is lawfully seized in fee simple of the above granted premises, free from all encumbrances, EXCEPT
SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

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 \$ 87,000.00

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 30 day of October, 1990.

"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."

William W. Tinniswood
WILLIAM W. TINNISWOOD

Susan I. Tinniswood
SUSAN I. TINNISWOOD

STATE OF OREGON
COUNTY OF Klamath

The foregoing instrument was acknowledged before me this 30 day of Oct, 1990
by

WILLIAM W. TINNISWOOD and SUSAN I. TINNISWOOD

SPACE FOR RECORDER'S USE

Erroll R. Cannon
Notary Public for Oregon

My commission expires 10/5/92

Mail Tax Statements to:
Grantee

EXHIBIT "A"

1. 1990-91 taxes

2. This property lies within and is subject to the levies and assessments of the Sunset Lighting District.

3. Regulations, including levies, assessments, water and irrigation rights and easements for ditches and canals, of Enterprise Irrigation District.

4. Regulations, including levies, liens, assessments, rights of way and easements of the South Suburban Sanitary District, and as per Ordinance No. 29, recorded May 24, 1983 in Book M-83 at page 8062 and as per Ordinance No. 30, recorded May 30, 1986 in Book M-86 at page 9346 and as per Ordinance No. 31, recorded January 6, 1988 in Book M-88 at page 207, and as per Ordinance No. 32, recorded May 14, 1990 in Book M-90 at Page 9131.

5. Conditions, Restrictions as shown on the recorded plat of Sixth Addition to Sunset Village.

6. Declaration of Conditions and Restrictions, but omitting any restrictions based on race, color, religion or national origin appearing of record:

Recorded: June 29, 1973
Book: M-73
Page: 8283

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title Co. the 2nd day
of Nov. A.D., 19 90 at 11:43 o'clock A.M., and duly recorded in Vol. M90,
of Deeds on Page 22021.

Evelyn Biehn County Clerk
By Pauline Mulholland

FEE \$33.00

Return: ATC