

25244

WARRANTY DEED

MASTER HOMES, A PARTNERSHIP CONSISTING

KNOW ALL MEN BY THESE PRESENTS, That
OF STEVE GELHARDT, JUDY GELHARDT, AND CHERYL SWETLAND

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by L.A. SWETLAND, hereinafter called the grantee, does hereby grant, bargain, sell and convey unto the said grantee and grantee's heirs, successors and assigns, the 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:

SEE REVERSE FOR LEGAL DESCRIPTION

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 those of record and apparent to the land

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 \$ 38,000.00. However, the actual consideration consists of or includes other property or value given or promised which is the whole or part of the consideration (indicate which). (The sentence between the symbols, if not applicable, should be deleted. See ORS 93.030.)

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 24th day of January, 19 91; 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.

STATE OF OREGON

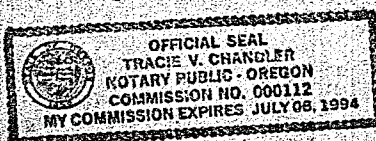
County of Klamath, ss.January 24, 19 91.

Personally appeared the above named
CHERYL SWETLAND AND
JUDY GELHARDT

and acknowledged the foregoing instrument
to be THEIR voluntary act and deed.

Before me:

Notary Public for Oregon

My commission expires: 7-6-94

MASTER HOMES, A PARTNERSHIP

BY- Cheryl SwetlandBY- Judy Gelhardt

Steve Gelhardt by Judy Gelhardt

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)

STATE OF OREGON,

ss.

County of _____

I certify that the within instrument was received for record on the _____ day of _____, 19 _____, at _____ o'clock _____ M., and recorded in book _____ on page _____ or as file/reel number _____.

Record of Deeds of said county.

Witness my hand and seal of County affixed.

Recording Officer

By _____ Deputy

After Recording Return to:

Master Homes
2458 Hope St.
Klamath Falls, OR 97603
GRANTOR'S NAME AND ADDRESS

L.A. Swetland
1915 NW Fresno St.
Klamath Falls, OR 97601
GRANTEE'S NAME AND ADDRESS

Klamath Trust Federal
540 Main St.
Klamath Falls, OR 97601
NAME, ADDRESS, ZIP

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

None as above

NAME, ADDRESS, ZIP