MOUNTAIN TITLE COMPANY

45860 MTC#27663HF **WARRANTY DEED** Vol. M92 Page 12402

KNOW ALL MEN BY THESE PRESENTS, That JOE B. KARNES and FREDA L. KARNES, husband and wife *hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by* LLOYD M. HANKS and BETTY S. HANKS, 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, 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:*

That portion of the SW1/4 SW1/4 of Section 13, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, lying Southerly of the South side By-Pass and Westerly of the 1-C-1-A Drain.

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"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 those apparent upon the land, if any, as 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 $ 110,500.00 ~~XXXX