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Aspen
 TITLE & ESCROW, INC.

 #01038880
 WARRANTY DEED

 AFTER RECORDING RETURN TO:
 LAJOS LEKA

853 Spring Street
Klamath Falls, OR 97601

 UNTIL A CHANGE IS REQUESTED ALL TAX
 STATEMENTS TO THE FOLLOWING ADDRESS:
 SAME AS ABOVE

 THE COE MANUFACTURING COMPANY, an Ohio corporation, who acquired
 title as COE MANUFACTURING CO., an Ohio corporation,
 hereinafter called GRANTOR(S), convey(s) to LAJOS LEKA,
 hereinafter called GRANTEE(S), all that real property situated
 in the County of Klamath, State of Oregon, described as:

 Lots 12, 13, 14, 15 and 16 in Block 19 of SECOND RAILROAD
 ADDITION TO THE CITY OF KLAMATH FALLS, in the County of Klamath,
 State of Oregon, LESS AND EXCEPT the Northerly 48.78 feet of
 Lot 12, Block 19, SECOND RAILROAD ADDITION TO THE CITY OF
 KLAMATH FALLS.

Code 1, Map 3809-33CB, Tax Lot 100.

 "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." *J.d.*

 and covenant(s) that grantor is the owner of the above described
 property free of all encumbrances except covenants, conditions,
 restrictions, reservations, rights, of way and easements
 of record, if any, and apparent upon the land,

 and will warrant and defend the same against all persons who may
 lawfully claim the same, except as shown above.

 The true and actual consideration for this transfer is
 \$62,500.00.

 In construing this deed and where the context so requires, the
 singular includes the plural.

 IN WITNESS WHEREOF, the grantor has executed this instrument
 this 9th day of September, 1992.

THE COE MANUFACTURING COMPANY, an Ohio corporation

 By: Fred W. Fields
 Fred W. Fields, President

 STATE OF OREGON, County of Multnomah) ss.

 On September 9, 1992, personally appeared
Fred W. Fields as President of The
 Coe Manufacturing Company.

Before me:

 Notary Public for State of Oregon

My Commission Expires:

STATE OF OREGON,
 County of Klamath ss.

Filed for record at request of:

Aspen Title & Escrow
 on this 16th day of September A.D., 19 92
 at 3:17 o'clock P. M. and duly recorded
 in Vol. M92 of Deeds Page 21177
 EVELYN BLEHN County Clerk
 By Bernetha Skeloch Deputy.

Fee, \$30.00