71-01039052

WARRANTY DEED

AFTER RECORDING RETURN TO: JEAN C. BARDON JEANNETTE BARDON

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

JAMES E. MOTLEY and MILDRED M. MOTLEY hereinafter called GRANTOR(S), convey(s) to JEAN C. BARDON and JEANNETTE BARDON, husband and wife hereinafter called GRANTEE(S), all that real property situated in the County of KLAMATH, State of Oregon, described as:

Lot 2, Block 11, FIRST ADDITION TO THE CITY OF KLAMATH FALLS, in the County of Klamath, State of Oregon. SAVING AND EXCEPTING THEREFROM the Southwesterly 1.8 feet thereof.

CODE 1 MAP 3809-32BA TL 8600

"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."

and covenant(s) that grantor is the owner of the above described property free of all encumbrances except convenants, conditions, restrictions, reservations, rights, rights of way and easements of record, if any, and those apparent on 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 \$65,000.00.

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 2nd day of November 1992.

medmille JAMES EX MOTLEY

MILDRED M. MOTLEY

STATE OF OREGON, County of Klamath)ss.

On this Woday of November, 1992

Personally appeared the above named JAMES E. MOTLEY AND MILDRED M. MOTELY and acknowledged the foregoing instrument to be their voluntary act and deed.

Before me: Notary Public for Oregon My Commission Expires: Oregon

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Salao 1980 917 7THLE & TEICROW, INC.