

NL 53745

MTC 1396-6113

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That James Bowles Lawrence and Steven Ernest Lawrence, Co-Trustees under the John Hundale Lawrence 1991 Trust Agreement hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by James Bowles Lawrence, a married man, as his sole and separate property hereinafter called the grantee, does hereby grant, bargain, sell and convey unto the grantee and grantee's heirs, successors and assigns, that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or in any way appertaining, situated in Klamath County, State of Oregon, described as follows, to-wit:

A twenty-four twenty-fifths (24/25) interest in Lot 14, block 1, First Addition to Loma Linda Heights, according to the official plot thereof on file in the records of Klamath County, Oregon

Assessor's Parcel No.: 1-3809-28DB-1800

MOUNTAIN TITLE COMPANY, has recorded this instrument by request as an accommodation only, and has not examined it for regularity and sufficiency or as to its effect upon the title to any real property that may be described therein.

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE)

To Have and to Hold the same unto the grantee and grantee's heirs, successors and assigns forever. And grantor hereby covenants to and with grantee and grantee's heirs, successors and assigns, that grantor is lawfully seized in fee simple of the above granted premises, free from all encumbrances

and that grantor will warrant and forever defend the 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 \$ none. However, the actual consideration consists of or includes other property or value given or promised which is the whole consideration (indicate which). (The sentence between the symbols @, if not applicable, should be deleted. See ORS 93.030.)

In construing this deed, where the context so requires, the singular includes the plural and all grammatical changes shall be made so that this deed shall apply equally to corporations and to individuals.

In Witness Whereof, the grantor has executed this instrument this 29th day of October, 1992; if a corporate grantor, it has caused its name to be signed and its seal, if any, affixed by an officer or other person duly authorized to do so by order of its board of directors.

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.

CALIFORNIA
STATE OF OREGON, County of Alameda) ss.

This instrument was acknowledged before me on , 19 ,

by This instrument was acknowledged before me on October 29, 1992,

by James Bowles Lawrence and Steven Ernest Lawrence
as Co-Trustees under the John Hundale Lawrence 1991 Trust Agreement
of



PAMALA J. MARTIN
COMM. #971915
NOTARY PUBLIC-CALIFORNIA
COUNTY OF ALAMEDA
My Comm. Expires Aug. 20, 1996

James Bowles Lawrence
JAMES BOWLES LAWRENCE, CO-TRUSTEE

Steven Ernest Lawrence
STEVEN ERNEST LAWRENCE, CO-TRUSTEE

Pamela J. Martin
Notary Public for Oregon
My commission expires August 20, 1992

Steven Ernest Lawrence, Co-Trustee
James Bowles Lawrence, Co-Trustee
40 Jennifer Lane, Alamo, CA 94507

Grantor's Name and Address

James Bowles Lawrence
110 Fairdale Lane
Alamo, CA 94507

Grantee's Name and Address

After recording return to (Name, Address, Zip):
Hubert Lenczowski, Esq.

Knox Rickson
1999 Harrison St., Ste. 1700, Oakland, CA

Until requested otherwise send all tax statements to (Name, Address, Zip):

James Bowles Lawrence
110 Fairdale Lane
Alamo, CA 94507

SPACE RESERVED
FOR
RECORDER'S USE

STATE OF OREGON,) ss.
County of Klamath

I certify that the within instrument was received for record on the 10th day of Nov., 1992, at 2:53 o'clock P.M., and recorded in book/reel/volume No. M92 on page 26706 and/or as fee/file/instrument/microfilm/reception No. 53745, Record of Deeds of said County.

Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk
By [Signature] Mullins, Deputy.

Fee \$30.00