MOUNTAIN TITLE COMPANY

58549 WARRANTY DEED MTC 29212-MR Vol. M93 Page 5102

KNOW ALL MEN BY THESE PRESENTS, That HELEN A. OSWALD and DAVID RANKIN, as tenants in common hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by THE ESTATE OF JACK B. OWENS, DECEASED, 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:

Lot 7, Block 7, FIRST ADDITION TO FORT KLAMATH, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon. EXCEPTING THEREFROM the Southerly 20 feet thereof.

'93 MAR 12 AM 11 30

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 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 $ 20,000.00.

~~However, the actual consideration consists of or includes other property or value given or promised which is the whole 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 3rd day of February, 19 93; 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.

x Helen A. Oswald
HELEN A. OSWALD
x David L. Rankin
DAVID RANKIN

STATE OF ~~OREGON~~ Pennsylvania,)
County of Montgomery) ss.
February 3rd, 19 93.

Personally appeared the above named HELEN A. OSWALD DAVID RANKIN and acknowledged the foregoing instrument to be their voluntary act and deed.

Before me: [signature]
Notary Public for Oregon
My commission expires:

NOTARIAL SEAL
EDWARD P. SCHNEIDER, Notary Public
Bridgeport Boro, Montgomery Co.
My Commission Expires Aug. 7, 1994

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)

~~HELEN A. OSWALD and DAVID RANKIN~~
~~61 PECHIN MILLS RD.~~
~~COLLEGEVILLE, PA 19426~~
GRANTOR'S NAME AND ADDRESS

THE ESTATE OF JACK B. OWENS and DECEASE
13815 TRINITY AVE.
RED BLUFF, CA 96080
GRANTEE'S NAME AND ADDRESS

After recording return to:
THE ESTATE OF JACK B. OWENS and DECEASE
13815 TRINITY AVE.
RED BLUFF, CA 96080
NAME, ADDRESS, ZIP

Until a change is requested all tax statements shall be sent to the following address:
THE ESTATE OF JACK B. OWENS and DECEASE
13815 TRINITY AVE.
RED BLUFF, CA 96080
NAME, ADDRESS, ZIP

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 12th day of March, 19 93, at 11:38 o'clock A M., and recorded in book M93 on page 5102 or as file/reel number 58549, Record of Deeds of said county.
Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk
Recording Officer
By Pauline Mullendore Deputy

Fee $30.00

MOUNTAIN TITLE COMPANY
MOUNTAIN TITLE COMPANY
Unofficial Copy