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WARRANTY DEED

Vol 93 Page 7884

Eva L. Ernst

KNOW ALL MEN BY THESE PRESENTS, That

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by Harvey J. Beeney

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:

Lots 15, 16, 17, 18, and 19, Block 16, INDUSTRIAL ADDITION TO THE CITY OF KLAMATH FALLS, in the County of Klamath, State of Oregon.

NOTE: Subject property is conveyed subject to:

1. Regulations, including levies, liens and utility assessments of the City of Klamath Falls.
2. Conditions, Restrictions as shown on the recorded plat of Industrial Addition to the City of Klamath Falls.
3. Easements and rights of way of record and those appearing on the land.

(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 \$110,000.00. 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 15th day of April, 1993; 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.

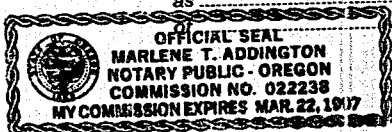
THIS INSTRUMENT WILL NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING THE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USES.

Eva L. Ernst  
EVA L. ERNST

STATE OF OREGON, County of Klamath

This instrument was acknowledged before me on April 15, 1993, by Eva L. Ernst

This instrument was acknowledged before me on \_\_\_\_\_, 19\_\_\_\_, by \_\_\_\_\_ as \_\_\_\_\_

Marlene T. Addington  
Notary Public for Oregon  
My commission expires 3-22-97

Eva L. Ernst

2529 Homedale Avenue

Klamath Falls, OR 97603

Harvey J. Beeney

P. O. Box 1164

Klamath Falls, OR 97601

Grantor's Name and Address

After recording return to (Name, Address, Zip):

Aspell, Della-Rose &amp; Richard

122 S. 5th Street

Klamath Falls, OR 97601

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

Harvey J. Beeney

P. O. Box 1164

Klamath Falls, OR 97601

SPACE RESERVED  
FOR  
RECORDER'S USESTATE OF OREGON, } ss.  
County of Klamath

I certify that the within instrument was received for record on the 16th day of April, 1993, at 10:11 o'clock A.M., and recorded in book/reel/volume No. M93 on page 7884 and/or as fee/file/instrument/microfilm/reception No. 59959 Record of Deeds of said County.

Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk

NAME TITLE  
By Darlene Mullins, Deputy.

Fee \$30.00