

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That James Michael Holloway and Netta Jo Holloway

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by Justain H. Riley and Marie Riley as Husband and Wife, 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:

The Southerly 20 feet of Lot 1 and all of Lot 2, EXCEPT the Southerly 10 feet thereof in Block 3 of SUNSET VILLAGE, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

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 of 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 \$ 72,000.00.

~~However, the above consideration does not include the value of the property described in this instrument which is the subject of the consideration in this deed. (The above consideration is for the property described in this deed and not for the property described in the preceding deed.)~~

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 13th day of May, 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.

STATE OF OREGON,)
County of Klamath) ss.
May 13, 19 93

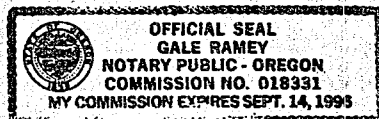
James Michael Holloway
James Michael Holloway
Netta Jo Holloway
Netta Jo Holloway

Personally appeared the above named _____
James Michael Holloway and
Netta Jo Holloway

_____ and acknowledged the foregoing instrument to be their _____ voluntary act and deed.

Before me:

Gale Ramey
Notary Public for Oregon
My commission expires:



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)

James Michael Holloway and Netta Jo Holloway

GRANTOR'S NAME AND ADDRESS

Justain H. Riley and Marie Riley
5810 Harlan Drive
Klamath Falls, OR 97603

GRANTEE'S NAME AND ADDRESS

After recording return to:

Klamath First Federal

P. O. Box 5270

Klamath Falls, OR 97601

NAME, ADDRESS, ZIP

Until a change is requested all tax statements shall be sent to the following address:

Klamath First Federal

P. O. Box 5270

Klamath Falls, OR 97601

NAME, ADDRESS, ZIP

STATE OF OREGON,

ss.

County of Klamath

I certify that the within instrument was received for record on the 14th day of May, 19 93, at 11:20 o'clock A M., and recorded in book M93 on page 10869 or as file/reel number 61493,

Record of Deeds of said county.

Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk

Recording Officer

By Pauline Neulander Deputy

Fee \$30.00