

WARRANTY DEED

MTC 29561-HF

KNOW ALL MEN BY THESE PRESENTS, That

TRUSTEE OF THE HARPAM

LIVING TRUST

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by JEFF SANDERS

, 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 S1/2 of Lot 6, Block 3, SECOND ADDITION TO ALTAMONT ACRES, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, EXCEPTING THEREFROM the Easterly 5 feet thereof conveyed for road purposes in Volume 362, at page 563, Deed Records 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 \$ 53,500.00.
~~However, if the actual consideration consists of or includes other property or value given or promised which is the whole or part of the consideration, and in which case the symbol "X" between the symbols "X" and "X" 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 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

Personally appeared the above named
MARILOU SHARLEE HARPAM

Marilou Sharlee Harpam, Trustee
MARILOU SHARLEE HARPAM, TRUSTEE
OF THE HARPAM LIVING TRUST

and acknowledged the foregoing instrument to be HER voluntary act and deed.

Before me:

Helen M. Fink
 Notary Public for Oregon
 My commission expires: 4/20/96

STATE OF OREGON, County of _____) ss.

The foregoing instrument was acknowledged before me this

_____, 19____, by _____,

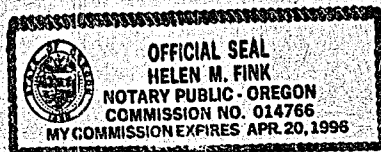
_____, president, and by _____,

_____, secretary of _____

a _____ corporation, on behalf of the corporation.

Notary Public for Oregon _____

My commission expires: _____ (SEAL)



TRUSTEE OF THE HARPAM LIVING TRUST

GRANTOR'S NAME AND ADDRESS

JEFF SANDERS

4428 BISBEE STREET

KLAMATH FALLS, OR 97603

GRANTEE'S NAME AND ADDRESS

JEFF SANDERS

4428 BISBEE STREET

KLAMATH FALLS, OR 97603

NAME, ADDRESS, ZIP

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

JEFF SANDERS

4428 BISBEE STREET

KLAMATH FALLS, OR 97603

NAME, ADDRESS, ZIP

STATE OF OREGON,

ss.

County of Klamath

I certify that the within instrument was received for record on the 18th day of May, 19 93, at 9:29 o'clock A. M., and recorded in book M93 on page 11138 or as file/reel number 61617.

Record of Deeds of said county.

Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk

Recording Officer

Paula M. Mueller Deputy

Fee \$30.00