

WARRANTY DEED

MTC 29780-KR

KNOW ALL MEN BY THESE PRESENTS, That EDWARD E. HICKS-BEACH and BETTY MAY HICKS-BEACH, husband and wife hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by GORDON C. BURTON and LILLIAN MICHELLE BURTON, 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:

Lots 13 and 14 in Block 2 of LENOX ADDITION, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

SUBJECT TO: Trust Deed recorded October 9, 1992 in Volume M92, page 23748, Microfilm Records of Klamath County, Oregon in favor of Wilford B. Kimsey, Victor H. Kimsey and Julia Anne Pearson, as tenants in common, as Beneficiaries which the above named Grantees hereby agree to assume and pay in full. **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 \$ 36,000.00

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 5th day of June, 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.June 5th, 19 93

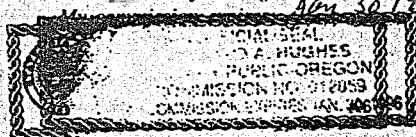
Personally appeared the above named

EDWARD E. HICKS-BEACHBETTY MAY HICKS-BEACH

and acknowledged the foregoing instrument to be a voluntary act and

Before me:

Notary Public for Oregon



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)

EDWARD E. HICKS-BEACHPO BOX 201DAIRY, OR 97625

GRANTOR'S NAME AND ADDRESS

GORDON C. BURTON4021 Greensprings
Klamath Falls, OR 97601

GRANTEE'S NAME AND ADDRESS

After recording return to:

GORDON C. BURTON4021 Greensprings
Klamath Falls, OR 97601

NAME, ADDRESS, ZIP

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

GORDON C. BURTON4021 Greensprings
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 7th day of June, 19 93, at 1:33 o'clock P M., and recorded in book M93 on page 13043 or as file/reel number 62605.

Record of Deeds of said county.

Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk

Recording Officer

Pauline Mulender Deputy

Fee \$30.00