

WARRANTY DEED

MTC 29662-KR

KNOW ALL MEN BY THESE PRESENTS, That RANDY F. DESHLER and CAROL D. DESHLER, husband and wife hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by JOHN R. GRITMAN and ROBIN R. LARSEN, 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:

SEE EXHIBIT A WHICH IS MADE A PART HEREOF BY THIS REFERENCE

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 \$ 53,000.00

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 24th day of June, 1993; if a corporate grantor, it has caused its name to be signed and seal affixed by its officer, duly authorized thereto by order of its board of directors.

STATE OF ~~OREGON~~ CALIFORNIA)
County of San Bernardino) ss.
June 24th, 1993

RANDY F. DESHLER

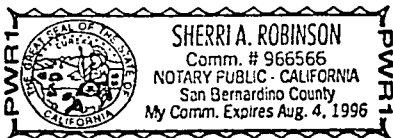
CAROL D. DESHLER

Personally appeared the above named _____
RANDY F. DESHLER
CAROL D. DESHLER

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

Before me:

Sherril A. Robinson
Notary Public for ~~OREGON~~ CALIFORNIA
My commission expires: 8-04-96



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 _____ (SEAL)
My commission expires: _____

RANDY F. DESHLER
379 PONDEROSA TR.
CALIMESA, CA 92320

JOHN R. GRITMAN
1907 MELROSE
KLAMATH FALLS, OR 97601

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1907 MELROSE
KLAMATH FALLS, OR 97601

STATE OF OREGON,

ss.

County of _____

I certify that the within instrument was received for record on the _____ day of _____, 19____, at _____ o'clock _____ M., and recorded in book _____ page _____ or as file rec. _____ of said county.
Witness my hand and seal of County affixed.

By _____ Recording Officer
Deputy

MTC Number: 29662-KR

LEGAL DESCRIPTION

That part of Lot four (4) in Block forty-five (45) of NICHOLS ADDITION to the City of Klamath Falls, Oregon, described as follows:

Beginning at the Southwest corner of Lot 4 of said Block and Addition; thence East along the North line of High Street 41.5 feet; thence North at right angles to High Street, 80 feet; thence West and parallel with High Street, 41.5 feet to 10th Street; thence South along the Westline of 10th Street, 80 feet to the place of beginning.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Mountain Title Company the 29th day
of June A.D., 19 93 at 9:05 o'clock A M., and duly recorded in Vol. M93
of Deeds on Page 15391.

Evelyn Biehn, County Clerk

By Daniel Mendenhall

FEE\$35.00