

WARRANTY DEED

MTC 30258-KR

KNOW ALL MEN BY THESE PRESENTS, That BOB D. SWITZER who took title as
ROBERT D. SWITZER and SONIA J. SWITZER, husband and wife
 hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by
SHELIA M. TSARNAS

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

record and those apparent upon the land, if any, as the date of this deed except those of

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 \$ 41,000.00
 XXX
 XXX
 XXX

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 2nd day of July, 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.

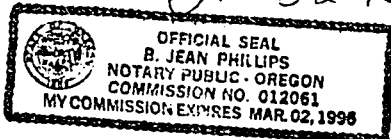
County of Klamath ss.July 2, 19 93

Personally appeared the above named
ROBERT D. SWITZER aka BOB D. SWITZER and
SONIA J. SWITZER

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

Before me:

Notary Public for Oregon

My commission expires: 3-2-96

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)

ROBERT D. SWITZER and SONIA J. SWITZER
PO BOX 69
SPRAGUE RIVER, OR 97634

SHELIA M. TSARNAS
1560 SAUTARNE PLACE
UKIAH, CA 95482

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UKIAH, CA 95482

SHELIA M. TSARNAS
1560 SAUTARNE PLACE
UKIAH, CA 95482

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 _____ on page _____ or as

file/reel number _____

Record of Deeds of said county.

Witness my hand and seal of County affixed.

By _____ Recording Officer
 Deputy

MTC Number: 30258-KR

LEGAL DESCRIPTION

A parcel of land situated in the SW1/4 of Section 14, Township 36 South, Range 10, East of the Willamette Meridian, Klamath County, Oregon, being more particularly described as follows:

Beginning 2700 feet South and 1413 feet East of the Northwest corner of Section 14, Township 36 South, Range 10, East of the Willamette Meridian, Klamath County, Oregon, thence South 300 feet; thence East 140 feet; thence North 300 feet; thence West 140 feet to the place of beginning.

ALSO, beginning 2700 feet South and 1293 feet East of the Northwest corner of Section 14, Township 36 South, Range 10, East of the Willamette Meridian, Klamath County, Oregon, thence South 300 feet; thence East 120 feet; thence North 300 feet; thence West 120 feet to the place of beginning.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Mountain Title co the 2nd day
of July A.D., 19 93 at 2:00 o'clock P.M., and duly recorded in Vol. M93
of deeds on Page 15995.

FEE \$35.00

Evelyn Biehn County Clerk

By [Signature]