

WARRANTY DEED
MTC 30544 KR

KNOW ALL MEN BY THESE PRESENTS, That
RMC-93, a partnership

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by EVERETT S. LARSON and VADA LARSON, 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:

Lot 18 in Block 9, TRACT 1270, FIFTH ADDITION TO NORTH HILLS, 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 all those of record and those apparent upon the land as of the date of this deed

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 \$ 23,000.00

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 28th 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
July 28, 19 93

Personally appeared the above named DONALD E. ROWLETT, GLEN J. MC GUIRE,
and JOHN T. BOWERS, partners of
RMC-93, a partnership

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

Before me:

Notary Public for Oregon

My commission expires: 11/16/95



RMC-93, a partnership

by: Donald E. Rowlett
Donald E. Rowlett, Partner

Glen McGuire, Partner

by John T. Bowers
John T. Bowers, Partner

STATE OF OREGON, County of _____

The foregoing instrument was acknowledged before me this

president, and by

secretary of

a _____ corporation, on behalf of the corporation.

Notary Public for Oregon

(SEAL)

RMC-93, a partnership
2848 S. Sixth St., Suite 11
Klamath Falls, OR 97601

EVERETT S. LARSON & VADA LARSON
603 Major Vista Ct.
Pinole, CA 94565-2619

After recording return to:
EVERETT S. LARSON & VADA LARSON
 603 Major Vista Ct.
 Pinole, CA 94565-2619

EVERETT S. LARSON & VADA LARSON
603 Major Vista Ct.
Pinole, CA 94565-2619

STATE OF OREGON.

County of Klamath

I certify that the within instrument was received for record on the 4th day of Aug. 1993 at 1:50 o'clock P. M. and recorded in book M93 on page 19248 or as file/reel number 65689

Record of Deeds of said county.
Witness my hand and seal of County
affixed.

Evelyn Biehn, County Clerk

Recording Officer

By Danene Mulenda Deputy

Fee \$30.00