

WARRANTY DEED

MTC 30503-HF

KNOW ALL MEN BY THESE PRESENTS, That MARTHA M. FRISVOLD and DARLEEN ARNOLD DAVID N. FRISVOLD

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by GARY M. HELMBERGER and JERELYN HELMBERGER, 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 \$ 51,000.00

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, 1993; 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.

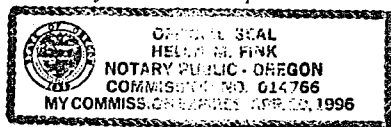
STATE OF OREGON,
County of Klamath ss.
28, 1993

Personally appeared the above named
MARTHA M. FRISVOLD
DARLEEN ARNOLD
DAVID N. FRISVOLD

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

Before me:

Helen M. Fink
Notary Public for Oregon
My commission expires:



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)

MARTHA M. FRISVOLD, DARLEEN ARNOLD and DAVID N. FRISVOLD

150 N. Elm
Merrill, OR 97633

GRANTOR'S NAME AND ADDRESS
GARY M. HELMBERGER and JERILYN HELMBERGER
6005 JONQUIL LANE
PLYMOUTH, MN 55442

GRANTEE'S NAME AND ADDRESS

Also GARY M. HELMBERGER and JERILYN HELMBERGER
6005 JONQUIL LANE
PLYMOUTH, MN 55442

NAME, ADDRESS, ZIP

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

GARY M. HELMBERGER and JERILYN HELMBERGER
6005 JONQUIL LANE
PLYMOUTH, MN 55442

NAME, ADDRESS, ZIP

SPACE RESERVED

FOR
RECORPERS USE

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

EXHIBIT "A"
LEGAL DESCRIPTION

Lot 18 of SUNSHINE TRACTS, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, situated in Section 1, Township 41 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon, and also:

Beginning at a point 322 1/2 feet East of the Southeast corner of Terwilliger Addition to the Town of Merrill, Klamath County Oregon, being the Southwest corner of the E1/2 of SE1/4 of SE1/4 of SW1/4 of Section 1, Township 41 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon; thence East along the South line of said SE1/4 of SW1/4 a distance of 140 1/4 feet; thence North at right angles to said line a distance of 160 feet; thence West and parallel to said South line of SE1/4 of SW1/4 a distance of 140 1/4 feet; thence South and at right angles to said line 160 feet to the point of beginning, being a tract of land 140 1/4 feet by 160 feet in the Southwest corner of said E1/2 of SE1/4 of SE1/4 of SW1/4.

EXCEPTING THEREFROM any portion lying within the Klamath Falls-Malin Highway. (State Highway 39.)

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Mountain Title co the 12th day
of Aug. A.D., 19 93 at 3:41 o'clock P M., and duly recorded in Vol. M93
of Deeds on Page 20188.

Evelyn Biehn County Clerk

By [Signature]

FEE \$35.00