

WARRANTY DEED
MTC 30300-MK

KNOW ALL MEN BY THESE PRESENTS, That ZONA KELLY PHILLIPS, J.T. KELLY AND TRUSTEE OF THE CHARLES J. KUCERA, JR. TRUST, ALL AS TENANTS IN COMMON hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by HOWARD A. COSBY

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 7, Block 202, MILLS SECOND ADDITION to the City of Klamath Falls, 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 those of record and those apparent upon the land, if any, as 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 \$ 15,000.00

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 24 day of August, 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.

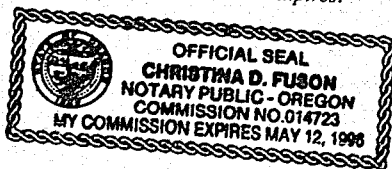
STATE OF OREGON,)
County of Lane) ss.
August 24, 19 93

Personally appeared the above named A. Kenneth Gough

Zona Kelly Phillips by A. Kenneth Gough Attorney in fact
J.T. Kelly by A. Kenneth Gough Attorney in fact
Charles J. Kucera Jr. Trust
TRUSTEE OF THE CHARLES J. KUCERA JR. TRUST

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

Before me: Christina O'Suam
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)

Trustee of the Charles J. Kucera Jr. Trust
1937 Painter St.
Klamath Falls, OR 97601
GRANTOR'S NAME AND ADDRESS

Howard A. Cosby
P.O. Box 8036
Klamath Falls, OR 97602
GRANTEE'S NAME AND ADDRESS

After recording return to:
Howard A. Cosby
P.O. Box 8036
Klamath Falls, OR 97602
NAME, ADDRESS, ZIP

Until a change is reported all tax statements shall be sent to the following address:
Howard A. Cosby
P.O. Box 8036
Klamath Falls, OR 97602
NAME, ADDRESS, ZIP

SPACE RESERVED
FOR
RECORDERS USE

STATE OF OREGON,

County of _____ ss.

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

21663

State of Oregon

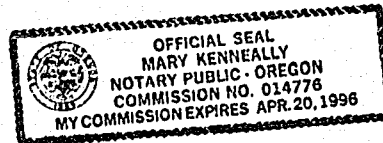
County of KlamathAugust 27, 1993

Personally appeared the above named Charles J. Kucera Jr. Trustee,
and acknowledged the foregoing instrument to be his voluntary act and
deed.

WITNESS My hand and official seal.

(seal)

Mary Kenneally
Notary Public for Oregon
My Commission expires: 4/20/96



STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Mountain Title Company the 27th day
of August A.D., 19 93 at 11:54 o'clock A M., and duly recorded in Vol. M93,
of Deeds on Page 21662.

Evelyn Biehn County Clerk
By Pauline Mullender

FEE \$35.00