

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that BETTY L. MILLER ROYCE, hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by JERRY B. MASSEY, hereinafter called the grantee, does hereby grant, bargain, sell and convey unto the said grantee and grantee's heirs, successors and assigns, that 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 4, Block 22, Tract 1005, FOURTH ADDITION  
TO KLAMATH RIVER ACRES, in the County of  
Klamath, State of Oregon.

SUBJECT TO:

1. Subject to rules and regulations of Fire Patrol District.
2. Conditions, Restrictions as shown on the recorded plat of Klamath River Acres Fourth Addition.
3. Any improvement located upon the insured property, which constitutes a mobile home as defined by Chapter 801, Oregon Revised Statutes, is subject to registration and taxation as therein provided and as provided by Chapter 308, Oregon Revised Statutes.
4. This property lies within and is subject to the levies and assessments of the Klamath River Acres Road District.
5. Reservation, including the terms and provisions thereof, recorded December 30, 1927 in Book 79 at Page 282, Deed Records of Klamath County, Oregon, which excepts and reserves an undivided 1/2 interest in and to all oils, gases, coal, ores, minerals and fossils of ever name, kind and description.
6. Statement of Claim for a mineral interest in property located in Klamath County, Oregon:

Executed by: International Paper Company,  
a corporation  
Recorded: August 5, 1986  
Book: M-86  
Page 13766

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 of the above granted premises, free from all encumbrances EXCEPT those noted above and those apparent on the land, if any, 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 \$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 30th day of November, 1992; 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.

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.

Betty L. Miller Royce  
Betty L. Miller Royce

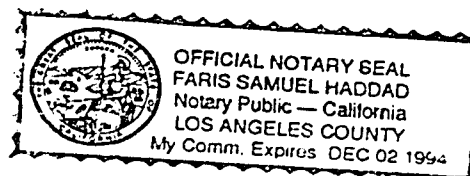
STATE OF CALIFORNIA )  
 ) ss.  
County of Los Angeles )

Dated: November 30th 1992.

Personally appeared the above named Betty L. Miller Royce and acknowledged the foregoing instrument to be her voluntary act and deed.

Before me:

Faris Samuel Haddad  
NOTARY PUBLIC FOR CALIFORNIA  
My Commission Expires: Dec. 02, 1994



Betty L. Miller Royce  
38722 11th Street East, No. 17  
Palmdale, CA 93550

Grantor's Name and Address

Jerry M. Massey  
9007 Cedar Way  
Keno, Or 97627

Grantee's Name and Address



27562

After recording return to:

Klamath First Federal S&L  
2943 S. 6th St.  
Klamath Falls, OR 97603

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

Jerry M. Massey  
9007 Cedar Way  
Keno, Or 97627

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Mountain Title co the 21st day  
of Oct. A.D., 19 93 at 10:55 o'clock A M., and duly recorded in Vol. M93  
of Deeds on Page 27560.

FEE \$40.00

Evelyn Biehn County Clerk

By *Pauline Mulvihill*