

WARRANTY DEED
MTC 31297-HF

KNOW ALL MEN BY THESE PRESENTS, That DARLE HELMERS and ROSE HELMERS, as tenants by the entirety hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by FRANCES B. VALLEJOS, 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:

Lots 12, 13, 14, 16 and 17 in Block 18 of INDUSTRIAL 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 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 \$ 90,000.00

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 20 day of Nov, 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

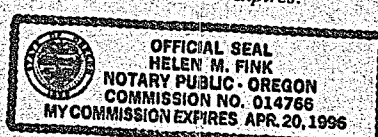
County of Klamath, 1993

Personally appeared the above named DARLE HELMERS
ROSE HELMERS

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 Klamath) ss.
The foregoing instrument was acknowledged before me this 20 day of Nov, 1993, by Darle Helmers president, and by Rose Helmers secretary of Klamath Falls Industrial Addition corporation, on behalf of the corporation.

Notary Public for Oregon
My commission expires: (SEAL)

DARLE HELMERS and ROSE HELMERS
5159 HWY 97 N.
KLAMATH FALLS, OR 97601

GRANTOR'S NAME AND ADDRESS

FRANCES B. VALLEJOS
1932 Del Moro
RR OR 97601

GRANTEE'S NAME AND ADDRESS

FRANCES B. VALLEJOS
1932 Del Moro
Klamath Falls OR 97601

NAME, ADDRESS, ZIP

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

FRANCES B. VALLEJOS
1932 Del Moro
Klamath Falls

NAME, ADDRESS, ZIP

STATE OF OREGON,) ss.
County of Klamath
I certify that the within instrument was received for record on the 5th day of Nov, 1993, at 10:53 o'clock A M., and recorded in book M93 on page 29296 or as file/reel number 70874, Record of Deeds of said county.

Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk

Recording Officer

B. Pauline Mullins Deputy

Fee \$30.00

MOUNTAIN TITLE COMPANY

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11-05-93A10:53 RCVD