

WARRANTY DEED

MTC 31752-JW

KNOW ALL MEN BY THESE PRESENTS, That

BERNICE EGALITE

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by

KIM FRANCO

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 16 in Block 302 of DARRON 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."

AND TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.930."

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 \$ 25,500.00

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 2nd day of December, 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.

Bernice Egalite
BERNICE EGALITE

STATE OF OREGON

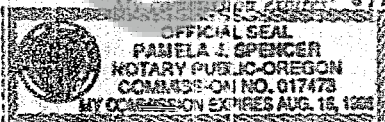
County of Klamath

December 2, 1993

Personally appeared the above named
BERNICE EGALITE

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

Notary Public for Oregon
Jamela Spence
8/16/96



STATE OF OREGON, County of _____

The foregoing instrument was acknowledged before me this

_____ day of _____, 19 _____, by _____

_____ president, and by _____

_____ secretary of _____

a _____ corporation, on behalf of the corporation.

Notary Public for Oregon _____

My commission expires: _____ (SEAL)

BERNICE EGALITE

1920 Arthur Street
Klamath Falls, OR 97601

GRANTOR'S NAME AND ADDRESS

KIM FRANCO

2415 Eberlein
Klamath Falls, OR 97601

GRANTEE'S NAME AND ADDRESS

KIM FRANCO

2415 Eberlein
Klamath Falls, OR 97601

NAME, ADDRESS, ZIP

KIM FRANCO

2415 Eberlein
Klamath Falls, OR 97601

NAME, ADDRESS, ZIP

STATE OF OREGON.

County of Klamath

I certify that the within instrument was received for record on the 7th day of Dec., 19 93, at 9:33 o'clock A. M., and recorded in book M93 on page 32406, or as file/reel number 72360, Record of Deeds of said county. Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk

Recording Officer

By Pauline Biehn Deputy

Fee \$30.00