

WARRANTY DEED

MTC 31651-HF

KNOW ALL MEN BY THESE PRESENTS That EARNEST EARL GRAHAM hereinafter called the grantor, for the consideration hereinafter stated, to grant or paid by RAY C. ARMSTRONG, SR. and NORMA ARMSTRONG, 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:

Lot 1, Block 27, KLAMATH FALLS FOREST ESTATES HIGHWAY 66 UNIT, PLAT NO. 2 according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon. TOGETHER WITH A 1980 TIMBER MOBILE HOME with license plate #X174660 which is situate on the real property described herein. SUBJECT TO: Contract recorded December 3, 1985 wherein the vendor is the State of Oregon by and through the Department of Veterans' Affairs and the vendee is Tony M. Ross and Leah G. Ross. THE GRANTEE HEREIN AGREES TO ASSUME AND TO PAY THE OBLIGATION IN FULL.

"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 forever 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 \$ 21,605.03. However, the actual consideration consists of or includes other property or value given or promised which is the whole/ part of the consideration (indicate which). (The sentence between the symbols, if not applicable, should be deleted. See ORS 93.030.)

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.

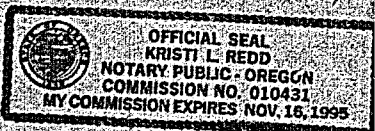
In Witness Whereof, the grantor has executed this instrument this 2nd day of December 19 93, if a corporate grantor, it has caused its name to be signed and seal affixed by its officers, duly authorized thereto by order of its board of directors.

STATE OF OREGON

County of Klamath ss. December 2, 19 93Personally appeared the above named EARNEST EARL GRAHAMand acknowledged the foregoing instrument to be his voluntary act and deed.

Before me:

Notary Public for Oregon

My commission expires: 11/16/95

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)

EARNEST EARL GRAHAM

PO BOX 395

MIDLAND, OR 97634

GRANTOR'S NAME AND ADDRESS

RAY C. ARMSTRONG, SR. and NORMA ARMSTRONG

PO BOX 358

BANKS OR 97706

GRANTEE'S NAME AND ADDRESS

RAY C. ARMSTRONG, SR. and NORMA ARMSTRONG

PO BOX 358

BANKS OR 97706

NAME, ADDRESS, ZIP

RAY C. ARMSTRONG, SR. and NORMA ARMSTRONG

PO BOX 358

BANKS OR 97706

NAME, ADDRESS, ZIP

STATE OF OREGON, ss.

County of KlamathI certify that the within instrument was received for record on the 10th day of December, 19 93at 2:09 o'clock P.M. and recorded in book M93 on page 32953 or as file/reel number 12642

Record of Deeds of said county.

Witness my hand and seal of County affixed.

Evelyn Biehn County Clerk

Recording Officer

By Deborah M. Milledge Deputy

Fees: \$30.00

MOUNTAIN TITLE COMPANY

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12-10-93P02:09 RCVD