

WARRANTY DEED

MTC 31804-HF

KNOW ALL MEN BY THESE PRESENTS, That

NINA E. PRICE

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by DEBRA L. SEXTON,

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 11 and 12 in block 14 of KLAMATH LAKE ADDITION, 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. 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 13 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.

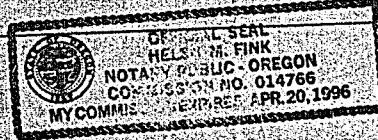
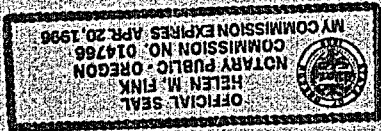
STATE OF OREGON,

County of Klamath, ss.December 13, 19 93

Personally appeared the above named NINA E. PRICE

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

Before me: [Signature]
Notary Public for Oregon
My commission expires:



STATE OF OREGON, County of _____, ss.
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 _____ (SEAL)
My commission expires: _____

NINA E. PRICE

403 Noster St
Klamath Falls, OR 97601
GRANTOR'S NAME AND ADDRESS

DEBRA L. SEXTON

337 E Main
Klamath Falls, OR 97601
GRANTEE'S NAME AND ADDRESS

DEBRA L. SEXTON

337 E Main
Klamath Falls, OR 97601
NAME, ADDRESS, ZIP

Unless a charge is indicated on this statement, it shall be sent to the following address:

DEBRA L. SEXTON

519 Noster
Klamath Falls, OR 97601
NAME, ADDRESS, ZIP

STATE OF OREGON,

ss.

County of Klamath

I certify that the within instrument was received for record on the 16th day of Dec, 19 93, at 10:30 o'clock A.M., and recorded in book M93 on page 33484 or as file/reel number 72895

Record of Deeds of said county.

Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk

Recording Officer

B. Pauline Mulder, Deputy

Fee \$30.00