73381 MOUNTAIN TITLE COMPANY Vol. m93 Page 34643

WARRANTY DEED MTC 30345-KR

KNOW ALL MEN BY THESE PRESENTS, That KLAMATH VENTURE CAPITAL, INC., an Oregon Corporation hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by PETER E. BERNETT, SR. and CHERYL L. BERNETT, husband and wife, 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 12 of PLEASANT HOME TRACTS, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.
SUBJECT TO: Trust Deed, recorded November 6, 1991, in Volume M91, page 23285, Microfilm Records of Klamath County, Oregon in favor of Bill B. Harp and Roselyn M. Harp, husband and wife, with full rights of survivorship, as Beneficiary which the above named Grantees DO NOT agree to assume nor pay and the above named Grantors agree to hold the Grantees harmless therefrom.

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"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 WHICH LIMIT LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN O.R.S.30.930 IN ALL ZONES

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 $ 37,500.00 ~~XXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXX ORS 93.030 XXXXXXXX~~

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 5 day of October ~~August~~, 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.

KLAMATH VENTURE CAPITAL, INC., an Oregon corporation
+ by: Lucile F. Kepner, president
LUCILE KEPNER, President

STATE OF OREGON, County of ______) ss.
______, 19___
Personally appeared the above named ______
______ and acknowledged the foregoing instrument to be ______ voluntary act and deed.
Before me:

Notary Public for Oregon
My commission expires:

OFFICIAL SEAL KRISTI L. REDD NOTARY PUBLIC - OREGON COMMISSION NO. 010431 MY COMMISSION EXPIRES NOV. 16, 1995

STATE OF OREGON, County of Klamath) ss.
The foregoing instrument was acknowledged before me this ~~August~~ 10/5, 19 93, by LUCILE KEPNER president, ~~and by~~ ~~secretary~~ of KLAMATH VENTURE CAPITAL, INC. an Oregon corporation, on behalf of the corporation.
Notary Public for Oregon Kristi L. Redd
My commission expires: 11/16/95 (SEAL)

OFFICIAL SEAL KRISTI L. REDD NOTARY PUBLIC - OREGON COMMISSION NO. 010431 MY COMMISSION EXPIRES NOV. 16, 1995

KLAMATH VENTURE CAPITAL, INC.
3038 CANNON
KLAMATH FALLS OR 97603
GRANTOR'S NAME AND ADDRESS

PETER E. BERNETT, SR. & CHERYL L. BERNETT
2046 WIARD ST
KLAMATH FALLS OR 97603
GRANTEE'S NAME AND ADDRESS

After recording return to:
PETER E. BERNETT, SR. & CHERYL L. BERNETT
2046 WIARD ST
KLAMATH FALLS OR 97603
NAME, ADDRESS, ZIP

Until a change is requested all tax statements shall be sent to the following address.
PETER E. BERNETT SR. & CHERYL L. BERNETT
2046 WIARD ST
KLAMATH FALLS OR 97603
NAME, ADDRESS, ZIP

SPACE RESERVED FOR RECORDER'S USE

STATE OF OREGON,
County of Klamath ss.
I certify that the within instrument was received for record on the 27th day of Dec., 19 93, at 10:46 o'clock A M., and recorded in book M93 on page 34643 or as file/reel number 73381 Record of Deeds of said county.
Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk
Recording Officer
By Pauline Mullendore Deputy

Fee $30.00

12-27-93A10:46 RCVD

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