

WARRANTY DEED

MTC 31745-KR

FRANK ROLLINS and DIANE ROLLINS.

KNOW ALL MEN BY THESE PRESENTS, That

TRUSTEES OF THE ROLLINS LOVING TRUST

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by RICK THOMAS FRABOTTA and PATRICIA M. FRABOTTA, 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:

SEE EXHIBIT A WHICH IS MADE A PART HEREOF BY THIS REFERENCE

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 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 \$ 65,000.00

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 6th day of JANUARY, 1994; 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,

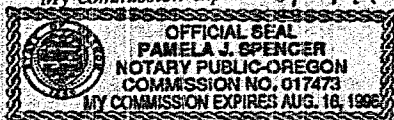
County of Klamath, ss.1/6, 1994.

Personally appeared the above named
TRUSTEES OF THE ROLLINS LOVING TRUST-
FRANK ROLLINS AND DIANE ROLLINS,
TRUSTEES

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

Before me,

Pamela J. Spencer
Notary Public for Oregon
My commission expires: 8/16/96



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)

TRUSTEES OF THE ROLLINS LOVING TRUST

PO Box 918

Keno OR 97627

GRANTOR'S NAME AND ADDRESS
RICK THOMAS FRABOTTA and PATRICIA M. FRABOTTA

301 Front St

Klamath Falls OR 97601

GRANTEE'S NAME AND ADDRESS

RICK THOMAS FRABOTTA and PATRICIA M. FRABOTTA

301 Front St

Klamath Falls OR 97601

NAME ADDRESS ZIP

Until a change is required all notices shall be sent to the following address:
RICK THOMAS FRABOTTA and PATRICIA M. FRABOTTA

301 Front St

Klamath Falls OR 97601

NAME ADDRESS ZIP

STATE OF OREGON,

ss.

County of _____

I certify that the within instrument was
received for record on the _____
day of _____, 19____,
at _____ o'clock _____ M., and recorded
in book _____ on page _____ or as
file/reel number _____

Record of Deeds of said county.

Witness my hand and seal of County
affixed.

By _____ Recording Officer
Deputy

EXHIBIT "A"
LEGAL DESCRIPTION

Lot 14 and Lot 15, Block 47, BUENA VISTA ADDITION to the City of Klamath Falls, Oregon, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, EXCEPT that portion of Lot 15, described as follows:

Commencing at a point on the Westerly line of Angle Street which is 60 feet Southerly from the NE corner to said lot; thence Westerly parallel with the North line of said lot, 60.5 feet; thence Westerly parallel with the South line of said Block, 98 feet, more or less, to the West line of said Lot 15; thence North along the lot line of the NW corner of said Lot; thence Easterly along the alley line to the NE corner of said Lot; thence South along the lot line, 60 feet to the point of beginning.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Mountain Title co the 6th day
of Jan A.D., 19 94 at 1:54 o'clock P M., and duly recorded in Vol. M94,
of Deeds on Page 645.
Evelyn Biehn County Clerk
By Orville Miller

FEE \$35.00