

01-13-94P02:20 RCVD

MOUNTAIN TITLE COMPANY

MOUNTAIN TITLE COMPANY

WARRANTY DEED  
MTC 31463 MK

KNOW ALL MEN BY THESE PRESENTS, That TRUSTEE OF THE FIRST FAMILY TRUST hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by TURNSTONE, INC., 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 in Block 3 of BELLA VISTA TRACT 1235, 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 OF 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 \$ 12,000.00

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 12 day of January, 19 94; 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 KlamathJanuary 12, 19 94 ss.

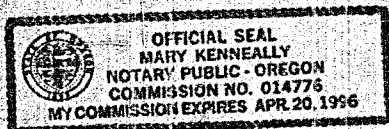
Personally appeared the above named  
TRUSTEE OF THE FIRST FAMILY TRUST

Lisa Leggett

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

Before me:

Notary Public for Oregon

My commission expires: 4/20/96

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 \_\_\_\_\_ (SEAL)  
My commission expires: \_\_\_\_\_

TRUSTEE OF THE FIRST FAMILY TRUST  
4861 LAVERNE

KLAMATH FALLS, OR 97603

GRANTOR'S NAME AND ADDRESS

TURNSTONE, INC.

2250 RANCH ROAD

ASHLAND, OR 97520

GRANTEE'S NAME AND ADDRESS

After recording return to:

TURNSTONE, INC.

2250 RANCH ROAD

ASHLAND, OR 97520

NAME, ADDRESS, ZIP

Until a change is requested all six statements shall be sent to the following address:

TURNSTONE, INC.

2250 RANCH ROAD

ASHLAND, OR 97520

NAME, ADDRESS, ZIP

STATE OF OREGON, ss.

County of Klamath

I certify that the within instrument was received for record on the 13th day of Jan, 19 94, at 2:20 o'clock P. M., and recorded in book M94 on page 1462 or as file/reel number 74459. Record of Deeds of said county.

Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk

Recording Officer

Debbie Muehlendae Deputy

Fee \$30.00