

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That CATHY COGAR KING

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by JAMES V. MANFULL and TAMMIE S. MANFULL, 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:

Parcel 1 of Land Partition 12-92 situated in the SE1/4 NW1/4 SW1/4 of Section 14 Township 39 South, Range 9 East of the Willamette Meridian, 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 \$ 16,000.00

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 28 day of December, 1993, 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.

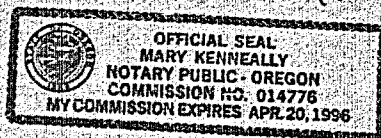
STATE OF OREGON,
County of Klamath) ss.
December 28, 1993

Personally appeared the above named
Cathy Cogar King

Cathy Cogar King
CATHY COGAR KING

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

Before me: Mary Kenneally
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
My commission expires:

(SEAL)

Cathy Cogar King
5729 Altamont Drive
Klamath Falls, OR 97603
GRANTOR'S NAME AND ADDRESS

James V. Manfull & Tammie S. Manfull
GRANTEE'S NAME AND ADDRESS

After recording return to:
James V. Manfull and Tammie S. Manfull

NAME, ADDRESS, ZIP

Use a change is requested all tax statements shall be sent to the following address:
James V. Manfull and Tammie S. Manfull

NAME, ADDRESS, ZIP

STATE OF OREGON,

County of Klamath ss.

I certify that the within instrument was
received for record on the 26th
day of Jan 19 94
at 1:39 o'clock P. M., and recorded
in book 194 on page 2725 or as
file/reel number 75008

Record of Deeds of said county.
Witness my hand and seal of County
affixed.

Evelyn Biehn, County Clerk
Recording Officer
Dorene Millender Deputy

FEE: \$30.00