

WARRANTY DEED

MTC 38114-HF

KNOW ALL MEN BY THESE PRESENTS, That

JESSIE L. YOUNG

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by WESLEY L. BISSELL and SHEILA A. BISSELL, 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:

Lot 7 in Block 1 of TRACT NO. 1085 COUNTRY GREEN, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon TOGETHER WITH A 1972 BRKWD Mobile Home with license plate #X69393 which is situate on the real property described herein.

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 \$ 37,000.00

However, the actual consideration consists of or includes other property or value given or promised which is the whole/part of the consideration (indicate which). (The sentence between the symbols, if not applicable, should be deleted. See ORS 93.030.)

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 17th day of February, 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

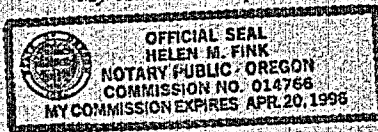
County of Klamath ss.27, 19 94

Personally appeared the above named JESSIE L. YOUNG

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

Before me:

Helen M. Fink
Notary Public for Oregon
My commission expires:



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)

JESSIE L. YOUNG

5403 Knightwood
Klamath Falls, OR 97603

GRANTOR'S NAME AND ADDRESS

WESLEY L. BISSELL and SHEILA A. BISSELL

3688 Delaware
KLAMATH FALLS, OR 97603

GRANTEE'S NAME AND ADDRESS

WESLEY L. BISSELL and SHEILA A. BISSELL

3688 Delaware
KLAMATH FALLS, OR 97603

NAME, ADDRESS, ZIP

State a charge is required all tax statements shall be sent to the following address.

WESLEY L. BISSELL and SHEILA A. BISSELL

3688 Delaware
KLAMATH FALLS, OR 97603

NAME, ADDRESS, ZIP

STATE OF OREGON, ss.

County of Klamath

I certify that the within instrument was received for record on the 8th day of Feb, 19 94 at 11:04 o'clock A.M., and recorded in book M94 on page 4391 or as file/reel number 75782

Record of Deeds of said county.

Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk

Recording Officer

B. Pauline Mullinder Deputy

Fee \$30.00