

## WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That mtc 32119-JW  
HARVEY W. HOUSTON and CHARLEEN K. HOUSTON, as tenants by the entirety  
 hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by  
STEPHEN R. HOLMES and RUBY N. HOLMES, 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 1 in Block 209 of MILLS SECOND ADDITION, to the City of Klamath  
 Falls, 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 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 \$ 59,000.00

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 18 day of February, 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.

Personally appeared the above named  
HARVEY W. HOUSTON  
CHARLEEN K. HOUSTON

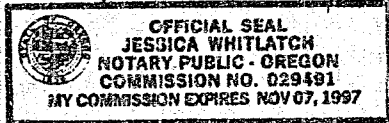
Harvey W. Houston  
Charleen K. Houston  
 (HARVEY W. HOUSTON)  
 (CHARLEEN K. HOUSTON)

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

Before me:

Jessica Whitlatch Notary Public for Oregon

My commission expires: 11/1/97



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)

HARVEY W. HOUSTON and CHARLEEN K. HOUSTON

STATE OF OREGON,

ss.

County of Klamath

I certify that the within instrument was  
 received for record on the 18th  
 day of Feb, 1994,  
 at 3:56 o'clock P.M., and recorded  
 in book M94 on page 5548 or as  
 file/reel number 76458.  
 Record of Deeds of said county.

Witness my hand and seal of County  
 affixed.

Evelyn Biehn, County Clerk

Recording Officer

D. Pauline Mullins Deputy

Fee \$30.00

MOUNTAIN TITLE COMPANY

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