

WARRANTY DEED

MTC 30080-m K

KNOW ALL MEN BY THESE PRESENTS, That BARRY S. MORINAKA and RONALD A. MORINAKA, with the rights of survivorship hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by LESTER D. IVERSEN 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:

That portion of the NE1/4 of the SE1/4 of Section 6, Township 35 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, lying North of the Sprague River Road and East of Sprague River.

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.

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 \$ 22,500.00

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 8 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~~ = CALIFORNIA,
County of Los Angeles) ss.
February 8, 1994

BARRY S. MORINAKA

RONALD A. MORINAKA

Personally appeared the above named

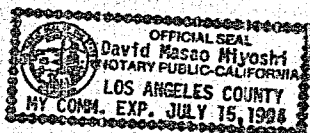
BARRY S. MORINAKA

RONALD A. MORINAKA

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

Before me:

Notary Public for Oregon California
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)

BARRY S. MORINAKA and RONALD A. MORINAKA
3250 WILSHIRE BLVD.
LOS ANGELES, CA 90010

GRANTOR'S NAME AND ADDRESS

LESTER D. IVERSEN
1550 E. CASCADES TRAIL
ONTARIO, CA 91761-7231

GRANTEE'S NAME AND ADDRESS

After recording return to:

LESTER D. IVERSEN
1550 E. CASCADES TRAIL
ONTARIO, CA 91761-7231

NAME, ADDRESS, ZIP

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

LESTER D. IVERSEN
1550 E. CASCADES TRAIL
ONTARIO, CA 91761-7231

NAME, ADDRESS, ZIP

Fee \$30.00

STATE OF OREGON.

County of Klamath

I certify that the within instrument was received for record on the 25th day of Feb, 1994, at 9:33 o'clock A.M. and recorded in book M94 on page 6124 or as file/reel number 76703

Record of Deeds of said county.

Witness my hand and seal of County _____

Evelyn Biehn, County Clerk

Recording Officer

By Candice M. Mulvaney Deputy

MOUNTAIN TITLE COMPANY

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