

WARRANTY DEED

MTC 30144-MK

KNOW ALL MEN BY THESE PRESENTS, That STEPHEN KING and CATHY KING, as tenants by the entirety hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by MICHAEL E. ROE, 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 3, Block 10, KLAMATH LAKE ADDITION, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Subject to: Trust Deed recorded in Volume M93, page 18816, Microfilm Records of Klamath County, Oregon, which buyer herein does not agree to assume and pay, and sellers further agree to hold buyer harmless therefrom.

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."

LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.930. AND TO DETERMINE ANY 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 \$ 17,000.00.

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 7 day of March, 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,

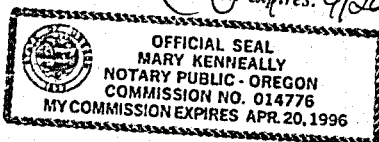
County of Klamath, ss. March 7, 1994.

Personally appeared the above named STEPHEN KING
CATHY KING

and acknowledged the foregoing instrument to be their 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)

STEPHEN KING and CATHY KING
5729 ALTAMONT DRIVE
KLAMATH FALLS, OR 97603

GRANTOR'S NAME AND ADDRESS

MICHAEL E. ROE
P.O. BOX 1905
KLAMATH FALLS, OR 97601

GRANTEE'S NAME AND ADDRESS

MICHAEL E. ROE
P.O. BOX 1905
KLAMATH FALLS, OR 97601

NAME, ADDRESS, ZIP

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

MICHAEL E. ROE
P.O. BOX 1905
KLAMATH FALLS, OR 97601

NAME, ADDRESS, ZIP

SPACE RESERVED
FOR
RECORDERS USE

STATE OF OREGON,

County of Klamath ss.

I certify that the within instrument was received for record on the 2nd day of May, 1994, at 3:17 o'clock P.M., and recorded in book M94 on page 13754 or as file/reel number 80310.
Record of Deeds of said county.

Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk

By Pauline Mulenbergh Recording Officer
Deputy

Fee \$30.00

MOUNTAIN TITLE COMPANY