

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That RICHARD D. VOSS and BEVERLY A. VOSS, hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by STEPHEN KING and CATHY KING, 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 28 of OLD ORCHARD MANOR, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

SUBJECT TO: Real Estate Contract, subject to the terms and provisions thereof, dated: October 29, 1987 and recorded November 4, 1987 in Volume M87, page 20036, Microfilm Records of Klamath County, Oregon in favor of The State of Oregon by and through the Director of Veterans' Affairs, as Vendor and Richard D. Voss and Beverly A. Voss, husband and wife, as Vendees which the Grantees do not agree to assume nor pay in full.

"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 \$ 23,376.54

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.

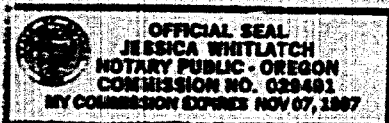
In Witness Whereof, the grantor has executed this instrument this 25th day of May, 1994, if a corporate grantor, it has caused its name to be signed and seal affixed by its officers, duly authorized thereto by order of its board of directors.

STATE OF OREGON,
County of Klamath) ss.
May 25, 1994

Personally appeared the above named
RICHARD D. VOSS
BEVERLY A. VOSS

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

Before me: Jessie Whitlatch
Notary Public for Oregon
My commission expires: 11/7/97



RICHARD D. VOSS and BEVERLY A. VOSS

9416 Alandale
Klamath Falls, OR 97601
STEPHEN KING and CATHY KING

5729 Altamont
Klamath Falls, OR 97601
STEPHEN KING and CATHY KING

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Klamath Falls, OR 97601
STEPHEN KING and CATHY KING

RICHARD D. VOSS
BEVERLY A. VOSS

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)

STATE OF OREGON, ss.
County of Klamath

I certify that the within instrument was received for record on the 27th day of May, 1994, at 1:35 o'clock P.M., and recorded in book M94 on page 16923 or as file/reel number 81778

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

Evelyn Biehn, county Clerk
Recording Officer
By Pauline Mullins, Deputy

Fee \$30.00