

WARRANTY DEED

MTC 52795-MK

KNOW ALL MEN BY THESE PRESENTS That SOUTH VALLEY STATE BANK AN OREGON BANKING CORPORATION hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by WESTERN HOMES, INC. 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:

TRACT 10 OF BAILEY TRACTS, 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."

LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.930. AND TO DETERMINE ANY 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 \$ 15,000.00

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 10 day of June, 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 _____, ss.

Personally appeared the above named _____

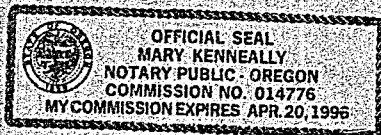
SOUTH VALLEY STATE BANK AN OREGON BANKING CORPORATION

Assistant Vice President

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

Before me:

Notary Public for Oregon
My commission expires:

STATE OF OREGON, County of Klamath ss.The foregoing instrument was acknowledged before me this June 10, 19 94, by Duane Bodtker

Asst. Vice president, and by _____ secretary of _____

South Valley State Bank a n Oregon corporation, on behalf of the corporation.

Notary Public for Oregon _____ My commission expires: _____ (SEAL)

SOUTH VALLEY STATE BANK AN OREGON BANKING CORPORATION

803 MAIN ST.
KLAMATH FALLS, OR 97601

WESTERN HOMES, INC.

5729 ALTAMONT DRIVE

KLAMATH FALLS, OR 97603

After mailing return to:

WESTERN HOMES, INC.

5729 ALTAMONT DRIVE

KLAMATH FALLS, OR 97603

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

WESTERN HOMES, INC.

5729 ALTAMONT DRIVE

KLAMATH FALLS, OR 97603

SPACE RESERVED

FOR

RECORDEES USE

STATE OF OREGON,

County of Klamath ss.I certify that the within instrument was received for record on the 13th day of June, 19 94,at 3:40 o'clock P. M., and recorded in book M94 on page 18532 or as file/reel number 82680.

Record of Deeds of said county.

Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk

Recording Officer
Deputy

\$30.00

MOUNTAIN TITLE COMPANY