

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That CAROLYN L. ZYSK who took title as CAROLYN L. BURUM and JOHN P. MEDARIS, each as to an undivided $\frac{1}{2}$ interest, as tenants in common hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by BENNY J. GARCIA and SALLY ANN GARCIA, 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:

The South 75 feet of the North 475 feet of Lots 1 and 2, Block 5, SECOND ADDITION TO ALTAMONT ACRES, according to the official plat thereof on file in the Office of the County Clerk of Klamath County, Oregon, EXCEPTING any portion lying within Bisbee Street and the right of way for U.S.B.R. 6-1 Drain Canal.

**Carolyn L. Zysk's $\frac{1}{2}$ interest is in compliance with a 1031 Tax Deferred Exchange

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."

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 all those of record and those apparent upon the land as of 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 \$ 57,500.00 ** However, the actual consideration consists of or includes other property or value given or promised which is the whole/ part of the consideration (indicate which). (The sentence between the symbols, if not applicable, should be deleted. See ORS 93.030.)

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 17th day of June, 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.
June 17, 1994

Personally appeared the above named
CAROLYN L. ZYSK and JOHN P. MEDARIS

X Carolyn L. Zysk
CAROLYN L. ZYSK

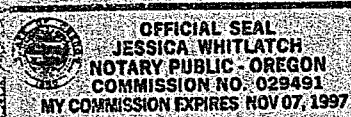
X John P. Medaris
JOHN P. MEDARIS

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

Before me:

Jessica Whitlatch
Notary Public for Oregon
My commission expires: 11/7/97

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)

CAROLYN L. ZYSK & JOHN P. MEDARIS
1949 LAKESHORE DR
KLAMATH FALLS OR 97601

BENNY J. GARCIA & SALLY ANN GARCIA
511 ADAMS DRIVE
MT. SHASTA CA 96067

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511 ADAMS DRIVE
MT. SHASTA CA 96067

STATE OF OREGON,

County of Klamath ss.

I certify that the within instrument was
received for record on the 24th
day of June, 1994,
at 2:11 o'clock P. M., and recorded
in book M94 on page 19786 or as
file/reel number 83314

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

Evelyn Biehn, County Clerk
Recording Officer
By Pauline Mullendor Deputy

Fee \$30.00