

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That JOHN L. PALMER and EVELYN K. PALMER, as tenants by the entirety hereinafter called the grantor for the consideration hereinafter stated, to grantor paid by MALAK KAWOUGH and MUNA KAWOUGH, his hand 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:

SEE EXHIBIT A WHICH IS MADE A PART HEREOF BY THIS REFERENCE

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.

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 whatsoever, except those claiming under the above described encumbrances.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ 65,000.00

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 29th 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

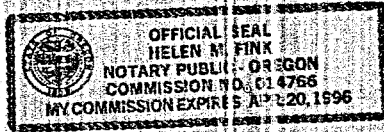
County of Klamath

Personally appeared the above named
JOHN L. PALMER
EVELYN K. PALMER

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

Before me:

Helen M. Fink
Notary Public for Oregon
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)

JOHN L. PALMER and EVELYN K. PALMER

7750 Cannonville Dr
Klamath Falls, OR 97603

MALAK KAWOUGH and MUNA KAWOUGH
9944 Hemlock Ave
Fontana, CA 92335

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STATE OF OREGON

County of _____ ss.
I certify that the within instrument was received for record on the _____ day of _____ 19____, at _____ o'clock _____ M., and recorded in book _____ on page _____ or as file/reel number _____, Record of Deeds of said county. Witness my hand and seal of Country affixed.

By _____ Recording Officer
Deputy

EXHIBIT "A"
LEGAL DESCRIPTION

That portion of Lots 1 and 2 in Block 96 of BUENA VISTA ADDITION to the City of Klamath Falls, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, more particularly described as follows:

Beginning at the Northeastly corner of said Lot, thence Southwesterly along the North line of said Lot 1, 67.73 feet to a point; thence leaving said north line South 29 degrees 12' 30" East distance of 124.44 feet more or less to a point on the Southerly line of said Lot 2; thence Northeastly along the South line of said Lot 2 to the Southeast corner of said Lot 2; thence Northwestly along the East line of said Lot 1 and 2 to the point of beginning.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Mountain Title Company the 1st day
of July A.D. 19 94 at 11:25 o'clock A. M., and duly recorded in Vol. M94
of Deeds on Page 20561

FEE \$35.00

Evelyn Biehn County Clerk

By Pauline Millard