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KNOW ALL MEN BY THESE PRESENTS, That TURNSTONE, INC., an Oregon Corporation hereinafter called the grantor, for the consideration of \$26,000.00, 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 improvements, hereditaments and appurtenances thereunto belonging or appertaining, situated in the County of Klamath and State of Oregon, described as follows, to-wit:

Lot 9 in Block 3 of Tract 1260, NORTH VISTA RANCH, 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 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 sum of dollars, is \$26,000.00

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 10th 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.

[Signature] TURNSTONE, INC.

STATE OF OREGON, County of Klamath ss.

Personally appeared the above named TURNSTONE, INC.

and acknowledged the foregoing instrument to be his/her/their 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 10th day of June, 1994, by Robert Muller, president, and by [Signature] secretary of Turndstone, Inc.

an Oregon corporation on behalf of the corporation. Notary Public for Oregon My commission expires 7/20/96 (SEAL)

TURNSTONE, INC. 2250 RANCH ROAD ASHLAND, OR 97520

GRANTOR'S NAME AND ADDRESS ROBERT J. SWAIM and LORAJIE A. SWAIM 14 CODY COURT SAN RAMON, CA 94583

GRANTEE'S NAME AND ADDRESS ROBERT J. SWAIM and LORAJIE A. SWAIM 14 CODY COURT SAN RAMON, CA 94583

NAME, ADDRESS ZIP ROBERT J. SWAIM and LORAJIE A. SWAIM 14 CODY COURT SAN RAMON, CA 94583

NAME, ADDRESS ZIP ROBERT J. SWAIM and LORAJIE A. SWAIM 14 CODY COURT SAN RAMON, CA 94583

STATE RESERVATION FOR RECORDERS USE

STATE OF OREGON, County of Klamath ss. I certify that the within instrument was received for record on the 6th day of July, 1994, at 10:53 o'clock A.M., and recorded in book M94 on page 20910 of its file/reel number 83851. Record of Deeds of said county. Witness my hand and seal of County affixed.

Evelyn Blehn, County Clerk Recording Officer B. [Signature] Deputy

Fee \$30.00

MOUNTAIN TITLE COMPANY

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