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WARRANTY DEED

ASPEN TITLE ESCROW NO. 01042039

AFTER RECORDING RETURN TO: OREGON RACING PRODUCTS, INC 37 Northern Klamath OR. 97601 Falls

UNTIL A CHANGE IS REQUESTED ALL TAX STATEMENTS TO THE FOLLOWING ADDRESS: SAME AS ABOVE

ANNA MARIE GORDON, hereinafter called GRANTOR(S), convey(s) to OREGON RACING PRODUCTS, INC., an Oregon Corporation, hereinafter called GRANTEE(S), all that real property situated in the County of Klamath, State of Oregon, described as:

Lot 28 in Block E of HOMECREST, in the County of Klamath, State of Oregon, TOGETHER WITH that portion of vacated Climax Avenue which inured thereto by Order of Vacation recorded in Book 286 at Page 19, Deed Records of Klamath County, Oregon.

Code 41, Map 3909-3AB, Tax Lot 1800

"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 30.390."

and covenant(s) that grantor is the owner of the above described property free of all encumbrances except covenants, conditions, restrictions, reservations, rights, rights of way and easements of record, if any, and apparent upon the land AND Trust Deed, including the terms and provisions thereof in favor of The Trustees of the James P. and Jean L. Rumelhart Trust, recorded March 16, 1992, in Book M-92, Page 5446, Mortgage Records, Klamath County, Oregon, which Trust Deed the Grantee herein agrees to assume and pay according to the terms contained therein.,

and will warrant and defend the same against all persons who may lawfully claim the same, except as shown above.

The true and actual consideration for this transfer is \$45,000.00.

In construing this deed and where the context so requires, the singular includes the plural.

IN WITNESS WHEREOF, the grantor has executed this instrument this 19th day of July, 1994.

esses marie ANNA MARIE GORDON

STATE OF OREGON

)ss.

County of Klamath

The foregoing instrument was acknowledged before me this 19th day of July, 1994, by ANNA MARIE GORDON.

Before me: 4/ prelene

Notary Public for Oregon

My Commission Expires: March 22, 1997 V

OFFICIAL SEAL MARLENE T. ADDINGTON
NOTARY PUBLIC - OREGON
COMMISSION NO. 022238
MY COMMISSION EXPIRES MAR 22, 1997

\_\_ day

TITLE SESCROW, INC.

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