

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That

BOWERS EXCAVATING & FENCING, INC., an Oregon corporation

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by

DONALD B. TRUNNELL and ESTHER M. TRUNNELL, 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:

Lots 5 and 6, ALTAMONT SMALL FARMS, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon. ~~EXCEPTING THEREFROM~~ the Westerly 65-feet thereof.

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 whomsoever, except those claiming under the above described encumbrances.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ 125,000.00

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 July, 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 Klamath) ss.

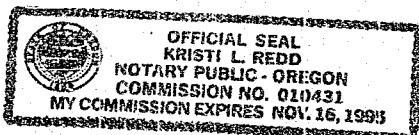
John T. Bowers Pres
JOHN T. BOWERS
Darlene M. Bowers Sec. Treas.
DARLENE M. BOWERS

Personally appeared the above named _____

_____ 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 July 29, 19 94, by JOHN T. BOWERS,

_____ president, and by DARLENE M. BOWERS,
_____ secretary of
BOWERS EXCAVATING & FENCING, INC.
a n Oregon _____ corporation, on behalf of the corporation.

Notary Public for Oregon Kristi L. Redd
My commission expires: 11/16/95 (SEAL)

JOHN T. BOWERS and DARLENE M. BOWERS

4020 "B" Clinton
Klamath Falls, OR 97601
GRANTOR'S NAME AND ADDRESS

DONALD B. TRUNNELL and ESTHER M. TRUNNELL

P.O. BOX 278

AGUANGA CA 92536

GRANTEE'S NAME AND ADDRESS

Also known as to
DONALD B. TRUNNELL and ESTHER M. TRUNNELL

P.O. BOX 278

AGUANGA, CA 92536

NAME, ADDRESS, ZIP

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

DONALD B. TRUNNELL and ESTHER M. TRUNNELL

P.O. BOX 278

AGUANGA CA 92536

NAME, ADDRESS, ZIP

STATE OF OREGON,) ss.

County of Klamath
I certify that the within instrument was received for record on the 2nd day of Aug, 19 94, at 10:41 o'clock A.M., and recorded in book M94 on page 23558, or as file/reel number 85211, Record of Deeds of said county.

Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk

Recording Officer

Darlene Mullins Deputy

Fee \$30.00