

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That JAMES CLYDE LANCASTER, JR. and ANDREA DAWN LANCASTER, as tenants by the entirety hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by GUY SISNEROS and PAULA SISNEROS, as tenants by the entirety, 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:

Lot 13, in Block 24 of Tract No. 1005, FOURTH ADDITION TO KLAMATH RIVER ACRES, 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 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 \$ 12,000.00. However, the actual consideration consists of the possibility of future income from the property described herein, which is not subject to taxation under 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 8 day of August, 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 _____, 19 ____.

JAMES CLYDE LANCASTER, JR. (Signature)

ANDREA DAWN LANCASTER (Signature)

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 _____) 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)

Form with fields for Grantor (JAMES AND ANDREA LANCASTER), Grantee (GUY AND PAULA SISNEROS), and recording return information.

SPACE RESERVED FOR RECORDER'S USE

STATE OF OREGON, County of _____ ss. I verify 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 County affixed. By _____ Recording Officer Deputy

MOUNTAIN TITLE COMPANY

MOUNTAIN TITLE COMPANY

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

State of CA

County of ORANGE

On 8/8/94 before me, B. Ryan, notary public

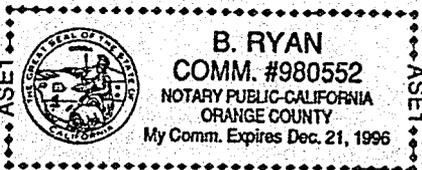
NAME, TITLE OF OFFICER - E.G., "JANE DOE, NOTARY PUBLIC"

personally appeared James Clyde Lancaster, Jr

NAME(S) OF SIGNER(S)

personally known to me - OR - proved to me on the basis of satisfactory evidence

to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.



WITNESS my hand and official seal.

B. Ryan

SIGNATURE OF NOTARY

OPTIONAL

Though the data below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent reattachment of this form.

CAPACITY CLAIMED BY SIGNER

- INDIVIDUAL
- CORPORATE OFFICER

TITLE(S)

- PARTNER(S) LIMITED
- ATTORNEY-IN-FACT GENERAL
- TRUSTEE(S)
- GUARDIAN/CONSERVATOR
- OTHER: _____

DESCRIPTION OF ATTACHED DOCUMENT

WARRANTY DEED
TITLE OR TYPE OF DOCUMENT

1
NUMBER OF PAGES

8/8/94
DATE OF DOCUMENT

SIGNER IS REPRESENTING:
NAME OF PERSON(S) OR ENTITY(IES)

NA

Andrea Dawn Lancaster
SIGNER(S) OTHER THAN NAMED ABOVE

ACKNOWLEDGMENT

State of California }
County of Los Angeles } ss.

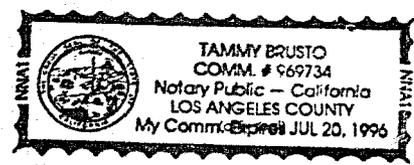
On 08-09-94 before me, Tammy Brusto (here insert name)

Notary Public, personally appeared Andrea Dawn Lancaster

personally known to me (approved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me all that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

Signature Tammy Brusto



ATTENTION NOTARY: Although the information requested below is OPTIONAL, it could prevent fraudulent attachment of this certificate to another document.

THIS CERTIFICATE MUST BE ATTACHED TO THE DOCUMENT DESCRIBED AT RIGHT:
Title or Type of Document Warranty Deed
Number of Pages 1 Date of Document 08-08-94
Signer(s) Other Than Named Above James Clyde Lancaster

Continental Lawyers Title Company
Subsidiary of
Lawyers Title Insurance Corporation
OFFICES IN:
LOS ANGELES COUNTY: 800 E. Colorado Blvd. Pasadena, CA 91101 (818) 304-2700
ORANGE COUNTY: 1015 N. Main St. Santa Ana, CA 92701 (714) 835-5575
INLAND EMPIRE: 1845 Business Center Dr. Suite 200 San Bernardino CA 92408 (800) 676-2582
SAN DIEGO COUNTY: 4542 Ruffner St. San Diego, CA 92111 (619) 278-4171
SANTA BARBARA COUNTY: 200 E. Carrillo St. Santa Barbara, CA 93101 (805) 965-7091
VENTURA COUNTY: 751 Daay Dr., Suite 100, Camarillo, CA 93010 (818) 889-6631 (805) 484-2701

STATE OF OREGON: COUNTY OF KLAMATH: ss.
Filed for record at request of Mountain Title co the 17th day of Aug A.D., 19 94 at 11:21 o'clock A.M., and duly recorded in Vol. M94 of Deeds on Page 25501

FEE \$40.00
Evelyn Biehn County Clerk
By Pauline Mullendorfe