

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That ANTHONY D. NEWTON and KAREN R. NEWTON, as tenants by the entirety hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by DENNIS D. FINDORFF and LOUISE ANN FINDORFF, 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 covenants, hereinafter stated and appurtenances thereunto belonging or appertaining, situated in the County of Klamath and State of Oregon, described as follows, to-wit:

Lots 2 and 3 in Block 9, EXCEPT the Easterly 79.6 feet thereof and the Northerly 36.4 feet thereof, PLAT SANT VIEW TRACTS, according to 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 \$ 58,750.00

~~However, the actual consideration paid for this transfer, stated in terms of dollars, is \$ 58,750.00 less the amount of the mortgage loan of \$ 10,000.00 to the grantee, which is hereby acknowledged by the grantor, and the balance of \$ 48,750.00 is the actual consideration paid for this transfer. If not applicable, should be deleted.~~

In construing this deed and when the context 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 30 day of August, 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, CALIFORNIA
County of San Bernardino ss.
Aug 30, 19 94

Anthony G Newton
ANTHONY G. NEWTON
Karen R Newton
KAREN R. NEWTON

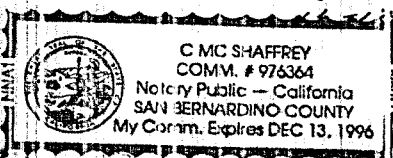
Personally appeared the above named
ANTHONY D. NEWTON
KAREN R. NEWTON

and acknowledged the foregoing instrument to be true voluntary act and deed.

Before me: [Signature]
Notary Public for Oregon
My commission expires: 96

STATE OF OREGON County of _____ ss.
The foregoing instrument was acknowledged before me this _____, 19 _____, by _____, president, and by _____, secretary of _____ corporation, on behalf of the corporation.

Notary Public for Oregon _____
My commission expires: _____ (SEAL)



ANTHONY D. NEWTON and KAREN R. NEWTON
P.O. Box 5003
Sugar Hill, CA 95136
GRANTOR'S NAME AND ADDRESS

DENNIS D. FINDORFF and LOUISE ANN FINDORFF
4433 Bryant Ave
Klamath Falls, OR 97601
GRANTEE'S NAME AND ADDRESS

DENNIS D. FINDORFF and LOUISE ANN FINDORFF
4433 Bryant Ave
Klamath Falls, OR 97601
NAME, ADDRESS, ZIP

If a charge is requested all statements shall be sent to the following address:
DENNIS D. FINDORFF and LOUISE ANN FINDORFF
4433 Bryant Ave
Klamath Falls, OR 97601
NAME, ADDRESS, ZIP

STATE OF OREGON, ss.
County of Klamath
I certify that the within instrument was received for record on the 31st day of Aug, 19 94, at 3:14 o'clock P. M., and recorded in book M94 on page 27335 or as file/reel number 87203.
Record of Deeds of said county.
Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk
Recording Officer
By Dan Mulendore Deputy

Fee \$30.00