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(MTC-38860-JW)

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That LUCEAL M. ROSS *hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by* FRANK ROYCE *, hereinafter called the grantee, does hereby grant, bargain, sell and convey unto the said grantee and grantee's heirs, successors and assigns, that 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 1, Block 2, HOLLISTER ADDITION to the City of Klamath Falls, 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 $ 15,000.00 . ~~(Here comply with the requirements of 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 31 *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.*

Luceal M Ross

LUCEAL M. ROSS

STATE OF OREGON, County of Klamath) ss.
August 31, 1994

Personally appeared the above named LUCEAL M. ROSS

and acknowledged the foregoing instrument to be his/her voluntary act and deed.

Before me: Jessica Whitlatch
Notary Public for Oregon
My commission expires: 11/7/97

OFFICIAL SEAL
JESSICA WHITLATCH
NOTARY PUBLIC - OREGON
COMMISSION NO. 029491
MY COMMISSION EXPIRES NOV 07, 1997

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)

LUCEAL M. ROSS
1526 [redacted]
KLAMATH FALLS, OR 97601
GRANTOR'S NAME AND ADDRESS

FRANK ROYCE
840 PLUM STREET
KLAMATH FALLS, OR 97601
GRANTEE'S NAME AND ADDRESS

After recording return to:
FRANK ROYCE
840 PLUM STREET
KLAMATH FALLS, OR 97601
NAME, ADDRESS, ZIP

Until requested otherwise, all tax statements shall be sent to the following address:
FRANK ROYCE
840 PLUM STREET
KLAMATH FALLS, OR 97601
NAME, ADDRESS, ZIP

SPACE RESERVED FOR RECORDER'S USE

STATE OF OREGON,
County of Klamath ss.

I certify that the within instrument was received for record on the 2nd day of Sept., 19 94, at 10:06 o'clock A M., and recorded in book M94 on page 27538 or as file/reel number 87305, Record of Deeds of said county.

Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk
Recording Officer
By Pauline Mullenaire Deputy

Fee $30.00

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