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10-05-94A11:13 RCVD

WARRANTY DEED

Vol. M94 Page 31213

KNOW ALL MEN BY THESE PRESENTS, That COMMONWEALTH FINANCIAL, LTD.

OF P.O. BOX 5182, KLAMATH FALLS, ORE. 97601

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by LILLIAN MICHELLE BURTON AND APRIL RAE BURTON AS JOINT TENANTS

hereinafter called the grantee, does hereby grant, bargain, sell and convey unto the grantee and grantee's heirs, successors and assigns, that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or in any way appertaining, situated in KLAMATH County, State of Oregon, described as follows, to-wit:

LOT 13, BLOCK 66 KLAMATH FALLS FOREST ESTATES
HWY 66 UNIT.

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE)

To Have and to Hold the same unto the grantee and grantee's heirs, successors and assigns forever.

And grantor hereby covenants to and with grantee and grantee's heirs, successors and assigns, that grantor is lawfully seized in fee simple of the above granted premises, free from all encumbrances

and that grantor will warrant and forever defend the 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 \$6,500.00

However, the actual consideration consists of or includes other property or value given or promised which is the whole part of the consideration (indicate which). (The sentence between the symbols, if not applicable, should be deleted. See ORS 93.030.)

In construing this deed, where the context so requires, the singular includes the plural and all grammatical changes shall be made so that this deed shall apply equally to corporations and to individuals.

In Witness Whereof, the grantor has executed this instrument this 5TH day of OCTOBER, 1994; if a corporate grantor, it has caused its name to be signed and its seal, if any, affixed by an officer or other person duly authorized to do so by order of its board of directors.

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.

COMMONWEALTH FINANCIAL, LTD.

by HARRY GLENN, VICE-PRES.

STATE OF OREGON, County of Klamath) ss.

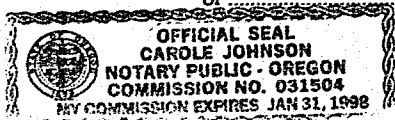
This instrument was acknowledged before me on , 19

by This instrument was acknowledged before me on October 3, 1994,

by Harry Glenn

as Vice-President

of Commonwealth Financial, Ltd.



My commission expires 1-31-98

Commonwealth Financial, Ltd.

P.O. Box 5182

Klamath Falls, Or. 97601

Lillian Michelle Burton and

April Rae Burton

Grantee's Name and Address

After recording return to (Name, Address, Zip):

Lillian Michelle Burton

4021 GROENSPRINGS HWY

KLAMATH FALLS, ORE 97601

Until requested otherwise send all tax statements to (Name, Address, Zip):

SPACE RESERVED
FOR
RECORDER'S USE

STATE OF OREGON, } ss.
County of Klamath

I certify that the within instrument was received for record on the 5th day of Oct., 1994, at 11:13 o'clock AM., and recorded in book/reel/volume No. M94 on page 31213 and/or as fee/file/instrument/microfilm/reception No. 89216, Record of Deeds of said County.

Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk

NAME TITLE
By [Signature] Deputy.

Fee \$30.00

30.00