

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That
PETER R. PATE

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by
SHARON ANN DUNCAN AND HARRIET D. SMITH, with rights of survivorship, 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 18 in Block 7, Tract No. 1019, WINEMA PENINSULA, UNIT NO. 2,
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 \$ 6,000.00

~~XXXXXX This deed is not valid unless it is recorded in the public records of the County of Klamath, Oregon, within 90 days of the date of execution. If not recorded within the 90-day period, this deed shall be void. XXXXXX~~

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 14 day of October, 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 Klamath) ss.
October 14, 1994

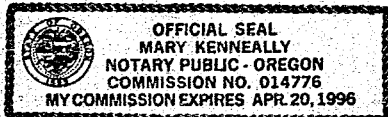
Personally appeared the above named
PETER R. PATE

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

Before me:

Notary Public for Oregon

My commission expires: 4/20/98



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)

PETER R. PATE

P.O. BOX 76

CHILOQUIN, OR 97624

GRANTOR'S NAME AND ADDRESS

SHARON ANN DUNCAN

61 NEVADA STREET

KLAMATH FALLS, OR 97601

GRANTEE'S NAME AND ADDRESS

After recording return to:

SHARON ANN DUNCAN

61 NEVADA STREET

KLAMATH FALLS, OR 97601

NAME, ADDRESS, ZIP

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

SHARON ANN DUNCAN

61 NEVADA STREET

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 17th
day of Oct, 1994,
at 10:23 o'clock A. M., and recorded
in book M94 on page 32189 or as
file/reel number 89696

Record of Deeds of said county.

Witness my hand and seal of County
affixed.

Evelyn Biehn, County Clerk

Recording Officer

By [Signature] Deputy

Fee \$30.00