

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS That DAN CAISON ALLEN and FLORIS NATALIE ALLEN, CO-TRUSTEES OF THE ALLEN FAMILY 1989 TRUST, hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by DUSTIN HELMS and BETHANIE S. RAMEY, with the 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:

SEE EXHIBIT "A" ATTACHED

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 \$ 32,500.00. ~~None of the above consideration consists of, includes or is derived from any source which is the whole or part of the proceeds from the sale of any real property in the State of Oregon, or from any source which is prohibited by law from being used for such purposes. If any such source is included, it shall be deleted.~~

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.

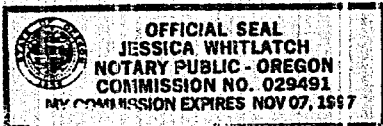
In Witness Whereof, the grantor has executed this instrument this 21 day of October, 1994; if a corporate grantor, it has caused its name to be signed and seal affixed by its officers, duly authorized thereto by order of its board of directors.

STATE OF OREGON
County of Klamath
October 21, 1994

Dan Caison Allen Trustee
DAN CAISON ALLEN, TRUSTEE
Floris Natalie Allen Trustee
FLORIS NATALIE ALLEN, TRUSTEE

Personally appeared the above named
DAN CAISON ALLEN, TRUSTEE
FLORIS NATALIE ALLEN, TRUSTEE
OF THE ALLEN FAMILY 1989 TRUST
(and acknowledged the foregoing instrument to be their voluntary act and deed.)

Before me: Jessica Whitlatch
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)

TRUSTEES OF THE ALLEN FAMILY 1989 TRUST	
5132 GATEWOOD DRIVE	
KLAMATH FALLS OR 97603	
GRANTOR'S NAME AND ADDRESS	
DUSTIN HELMS & BETHANIE S. RAMEY	
2013 MADISON STREET	
KLAMATH FALLS, OR 97603	
GRANTEE'S NAME AND ADDRESS	
DUSTIN HELMS & BETHANIE S. RAMEY	
2013 MADISON STREET	
KLAMATH FALLS, OR 97603	
NAME, ADDRESS, ZIP	
DUSTIN HELMS & BETHANIE S. RAMEY	
2013 MADISON STREET	
KLAMATH FALLS, OR 97603	
NAME, ADDRESS, ZIP	

STATE OF OREGON, _____ ss.
County of _____
I certify 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

EXHIBIT "A" LEGAL DESCRIPTION

A tract of land being in the SW1/4 NW 1/4 of Section 1, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at a point which lies North 0 degrees 28' West along the Easterly right of way line of Madison Street a distance of 112.2 feet from the Saylor iron pin which in turns lies North 89 degrees 24' East a distance of 30 feet and North 0 degrees 28' West a distance of 30 feet from the iron point in the highway which marks the quarter section corner common to Sections 1 and 2, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, and running thence; Continuing North 0 degrees 28' West along the Easterly right of way line of Madison Street a distance of 75.5 feet to a point in the South right of way line of Climax Avenue; thence North 89 degrees 24' East along the South right of way line of Climax Avenue a distance of 125 feet to an iron pin; thence South 0 degrees 28' East parallel to the center line of Madison Street a distance of 75.5 feet to an iron pin; thence South 89 degrees 24' West parallel to the center line of Climax Avenue a distance of 125 feet, more or less, to the point of beginning. (Being the Westerly 125 feet of that parcel of land conveyed to B. W. Pence et ux., by Martin F. Bridges by Deed recorded in Book 199 at page 333 of Deed Records of Klamath County, Oregon.)

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Mountain Title Co the 27th day
of Oct A.D., 19 94 at 11:06 o'clock A M., and duly recorded in Vol. M94
of Deeds on Page 33349

FEE \$35.00

Evelyn Biehn - County Clerk

By Pres. Mullendae