

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That LARRY D. MARTIN and LYNNE MARTIN, as tenants by the entirety hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by LARRY D. MILLIGAN and DEBRA A. MILLIGAN, 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 tenements, hereditaments and appurtenances thereunto belonging or appertaining, situated in the County of Klamath and State of Oregon, described as follows, to-wit:

Lot 3 in Block 7 of SECOND ADDITION TO WINEMA GARDENS, 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 \$87,500.00. However, the actual consideration paid for this transfer includes the value of the property transferred which is the whole of the property transferred and the value of the property transferred is the whole of the property transferred.

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 26 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 26, 1994

Personally appeared the above named

LYNNE MARTIN

as individual and attorney in fact for Larry D. Martin and acknowledged the foregoing instrument to be her 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

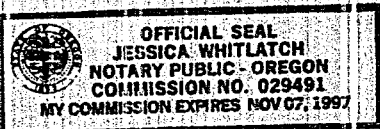
secretary of

a corporation, on behalf of the corporation.

Notary Public for Oregon

My commission expires:

(SEAL)



LARRY D. MARTIN and LYNNE MARTIN
2000 Churchill Way
Klamath Falls OR 97603
GRANTOR'S NAME AND ADDRESS

LARRY D. MILLIGAN and DEBRA A. MILLIGAN
60102 Bryant Ave
Klamath Falls OR 97603
GRANTEE'S NAME AND ADDRESS

After recording returns to:
LARRY D. MILLIGAN and DEBRA A. MILLIGAN
60102 Bryant Ave
Klamath Falls OR 97603
NAME, ADDRESS, ZIP

Until a change is required all our instruments shall be sent to the following address.

LARRY D. MILLIGAN and DEBRA A. MILLIGAN
60102 Bryant Ave
Klamath Falls OR 97603
NAME, ADDRESS, ZIP

STATE OF OREGON,

ss.

County of Klamath

I certify that the within instrument was received for record on the 28th day of Oct, 1994, at 9:56 o'clock A.M., and recorded in book M94 on page 33467 or as file/reel number 90310.

Record of Deeds of said county.

Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk

Recording Officer

B. Pauline Mullens, Deputy

Fee \$30.00