

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That

RMC-93, a partnership

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by GLEN J. MC GUIRE and PATRICIA J. MC GUIRE, 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:

SEE ATTACHED LEGAL DESCRIPTION ON EXHIBIT "A" WHICH IS MADE A PART HEREOF BY THIS REFERENCE.

## 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 all those of record and those apparent upon the land, if any, as of 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 \$ 128,800.00

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 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

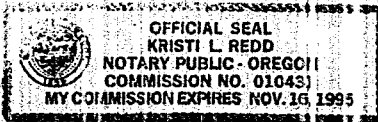
Personally appeared the above named DONALD E. ROWLETT and GLEN J. MC GUIRE, Partners of the RMC-93, a partnership

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

Before me:

Notary Public for Oregon

My commission expires: 11/16/95



RMC-93, a partnership

by:

DONALD E. ROWLETT

by:

GLEN J. MC GUIRE

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)

RMC-93, a partnership

2848 S. Sixth Street

Klamath Falls, OR 97603

GRANTOR'S NAME AND ADDRESS

GLEN J. MC GUIRE &amp; PATRICIA J. MC GUIRE

5512 UPLAND DRIVE

KLAMATH FALLS OR 97603

GRANTEE'S NAME AND ADDRESS

A list according hereto is:

GLEN J. MC GUIRE &amp; PATRICIA J. MC GUIRE

5512 UPLAND DRIVE

KLAMATH FALLS OR 97603

NAME, ADDRESS, ZIP

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

GLEN J. MC GUIRE &amp; PATRICIA J. MC GUIRE

5512 UPLAND DRIVE

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**

Lot 31 in Block 10 of TRACT 1270 FIFTH ADDITION TO NORTH HILLS, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, and that portion of Lot 32 of said Block 10, TRACT 1270 FIFTH ADDITION TO NORTH HILLS, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, more particularly described as follows:

Beginning at the Northeast corner of said Lot 32; thence South 14 degrees 34' 20" West 123.35 feet to the angle point on the Southerly line of said Lot 32; thence South 71 degrees 42' 07" East 29.89 feet to the Southeastly corner of said Lot 32; thence North 01 degrees 10' 49" East 128.80 feet to the point of beginning.

STATE OF OREGON: COUNTY OF KLAMATH ss.

Filed for record at request of Mountain Title Co. the 28th day  
 of Oct A.D., 19 94 at 1:43 o'clock P M., and duly recorded in Vol. M94,  
 of Deeds on Page 33548.

Evelyn Riehn, County Clerk

By Pauline Millenore

FEE \$35.00