

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That
GIRALD N. MATHIAS, SR.

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by TRUSTEE OF THE DAVID W. SEUTTER TRUST AND THE TRUSTEE OF THE MARJORIE J. SEUTTER TRUST, 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 28, PERRY'S ADDITION TO LLOYD'S TRACTS, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon. SUBJECT TO: A Mortgage recorded on February 18, 1981 in Vol M81, page 2730, in the Microfilm Records of Klamath County, Oregon. THE GRANTEE HEREIN AGREE TO ASSUME AND TO PAY THIS OBLIGATION IN FULL.

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 to 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 \$ 58,000.00

~~THE GRANTEE HEREBY AGREES TO ASSUME AND TO PAY THIS OBLIGATION IN FULL. THE GRANTEE HEREBY AGREES TO ASSUME AND TO PAY THIS OBLIGATION IN FULL. THE GRANTEE HEREBY AGREES TO ASSUME AND TO PAY THIS OBLIGATION IN FULL.~~
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 31st day of October, 19 94; 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.
10/31 19 94

Personally appeared the above named

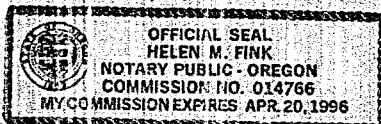
GERALD N. MATHIAS, SR.

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

Before me:

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)

GERALD N. MATHIAS, SR.

STATE OF OREGON,

ss.

County of Klamath

I certify that the within instrument was received for record on the 31st day of Oct, 19 94, at 2:42 o'clock P. M., and recorded in book M94 on page 33708 or as file/reel number 90413

Record of Deeds of said county.

Witness my hand and seal of County affixed.

Evelyn Riehn, County Clerk

Recording Officer

By Pauline Neubauer Deputy

Fee \$32.00