

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That RAYMOND E. OSBORN

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by ELMER M. DICKENS SR. and JAN E. DICKENS, 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 13, Block 2, THIRD ADDITION TO ALTAMONT ACRES, according to the official plat thereof on file in thereof on file in the office of the County Clerk of Klamath County, Oregon. EXCEPTING THEREFROM the Northerly 100.16 feet thereof.

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 \$ 49,900.00

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 7th day of November, 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.

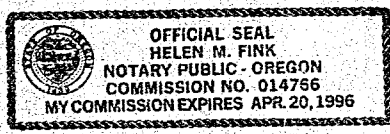
Signature of Raymond E. Osborn, RAYMOND E. OSBORN

STATE OF OREGON, County of Klamath, 1994 ss.

Personally appeared the above named RAYMOND E. OSBORN

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

Before me: Helen M. Fink, Notary Public for Oregon, My commission expires:



STATE OF OREGON, County of Klamath ss. The foregoing instrument was acknowledged before me this 7th day of November, 1994, by Raymond E. Osborn, president, and by Evelyn Biehn, secretary of Klamath Falls, a corporation, on behalf of the corporation. Notary Public for Oregon Evelyn Biehn, My commission expires: (SEAL)

Table with 2 columns: Name and Address. Rows include Raymond E. Osborn (7517 Booth Road, Klamath Falls, OR 97603), Elmer M. Dickens Sr. and Jan E. Dickens (3205 Laverne Ave, Klamath Falls, OR 97603), and Elmer M. Dickens Sr. and Jan E. Dickens (3205 Laverne Ave, Klamath Falls, OR 97603).

SPACE RESERVED FOR RECORDER'S USE

STATE OF OREGON, County of Klamath ss. I certify that the within instrument was received for record on the 10th day of Nov, 1994, at 2:25 o'clock P. M., and recorded in book M94 on page 34700 or as file/reel number 90914, Record of Deeds of said county. Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk, Recording Officer, Deputy

FEE \$30.00

MOUNTAIN TITLE COMPANY 11-10-94P02:25 RCVD

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