

MOUNTAIN TITLE COMPANY

91351

WARRANTY DEED

Vol. 114 Page 35564

KNOW ALL MEN BY THESE PRESENTS, That INGRI SEATH SPARLING, TRUSTEE OF THE SEATH LIVING TRUST hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by ROBERT J. DELAVAN and SARAH M. DELAVAN, 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 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 the 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 \$ 12,000.00

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 16th day of November, 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.

Washington
STATE OF OREGON,
County of Skaot
November 16, 19 94 ss.

Ingri Seath Sparling, Trustee
SEATH LIVING TRUST
Ingri Seath Sparling, Trustee

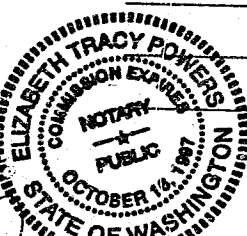
Personally appeared the above named

INGRI SEATH SPARLING, AS TRUSTEE
OF THE SEATH LIVING TRUST

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

Before me:

Elizabeth Tracy Powers
Notary Public for Oregon Washington
My commission expires: 10/16/97



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)

SEATH LIVING TRUST

178 Madras Drive
One Cortes, WA 98321
GRANTOR'S NAME AND ADDRESS
ROBERT J. DELAVAN and SARAH M. DELAVAN
1015 LOMA LINDA DRIVE
KLAMATH FALLS, OR 97601

GRANTEE'S NAME AND ADDRESS

ROBERT J. DELAVAN and SARAH M. DELAVAN
1015 LOMA LINDA DRIVE
KLAMATH FALLS, OR 97601

NAME, ADDRESS, ZIP

Until a change is requested all tax statements shall be sent to the following address:
ROBERT J. DELAVAN and SARAH M. DELAVAN
1015 LOMA LINDA DRIVE
KLAMATH FALLS, OR 97601

NAME, ADDRESS, ZIP

STATE OF OREGON,

County of _____ ss.

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

MOUNTAIN TITLE COMPANY

EXHIBIT "A"
LEGAL DESCRIPTION

Lot 6 in Block 16 of THE TERRACES, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, and that portion of Lot 5 in Block 16 of THE TERRACES, as described as follows:

Beginning at the Northwest corner of Lot 5, Block 16, THE TERRACES; thence South 62 degrees 34' East along the Southwesterly line of a county road 56.5 feet; thence along the arc of a 169.52 foot radius curve to the left 71.5 feet, more or less, to a point on the Easterly line of said Lot 5; thence Southerly 2.96 feet, more or less to the Southeast corner of said Lot 5; thence Westerly on a Southerly line of said Lot 5 to the Southwest corner of said Lot 5; thence Northerly on Westerly line of said Lot 5, 47.4 feet to the point of beginning.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Mountain Title Co. the 18th day
of November A.D., 19 94 at 3:07 o'clock P M., and duly recorded in Vol. M94
of Deeds on Page 35564

FEE \$35.00

Evelyn Biehn

By [Signature]

County Clerk