

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That WILMA MARVIN, TRUSTEE OF THE WILMA MARVIN 1993 REVOCABLE TRUST UNDER DATE SEPTEMBER 23, 1993, hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by JUNE L. LAWSON, 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 covenants, hereditaments and appurtenances thereunto belonging or appertaining, situated in the County of KLAMATH and State of Oregon, described as follows, to-wit:

Lot 11 and the N1/2 of Lot 10, Block 3, DIXON ADDITION to the City of Klamath Falls, 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 \$ 73,500.00.

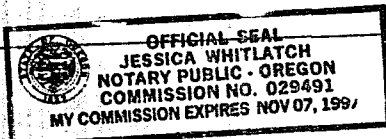
In construing this deed and where the context so requires, the singular includes the plural and all grammatical changes shall be implied to make the provisions hereof apply equally to corporations and to individuals.

In Witness Whereof, the grantor has executed this instrument this 14 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.

Wilma Marvin
WILMA MARVIN, TRUSTEE

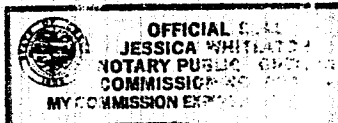
STATE OF OREGON,
County of Klamath, ss.
November 14, 1994.

Personally appeared the above named
WILMA MARVIN, TRUSTEE OF THE WILMA MARVIN
1993 REVOCABLE TRUST DATED SEPTEMBER 23, 1993



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

Before me: Jessica Whitlatch
Notary Public for Oregon
My commission expires: 11/7/97



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 _____ (SEAL)
My commission expires: _____

WILMA MARVIN, TRUSTEE
MOUNTAIN PLAZA 1441 MORROW ROAD # 214
MEDFORD, OR 97504

JUNE L. LAWSON
333 Laguna Street
Klamath Falls, OR 97603

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Klamath Falls, OR 97603

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333 Laguna St.
Klamath Falls, OR 97603

STATE OF OREGON, ss.

County of Klamath
I certify that the within instrument was received for record on the 23rd day of Nov, 1994, at 3:14 o'clock P M., and recorded in book M94 of page 36074 or as file/reel number 91595.
Record of Deeds of said county.
Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk
Recording Officer
By Pauline Mendenhall Deputy

Fee \$30.00