

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That LYDIA M. ALT, TRUSTEE OF THE LYDIA MEHLING ALT TRUST, dated October 25, 1990 hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by CARLENE BIRD, 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:

Lots 1 and 2, Block 36, SECOND 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 \$ 0000.00

XXXXXX THE ABOVE CONSIDERATION IS PAID FOR THE TRANSFER OF THE ABOVE DESCRIBED REAL PROPERTY TO THE GRANTEE AND GRANTEE'S HEIRS, SUCCESSORS AND ASSIGNS, FREE FROM ALL ENCUMBRANCES EXCEPT THOSE OF RECORD AND THOSE APPARENT UPON THE LAND, IF ANY, AS THE DATE OF THIS DEED. (The difference between the symbols, if not apparent, should be deleted. See ORS 93.030.)

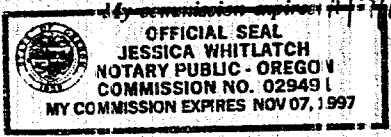
In construing this deed and where the context so requires, the singular includes the plural and all grammatical changes shall be implied to make the provisions hereof apply equally to corporations and to individuals. In Witness Whereof, the grantor has executed this instrument this 11th day of November, 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.

+ Lydia M. Alt  
TRUSTEE OF THE LYDIA MEHLING ALT TRUST  
LYDIA M. ALT, TRUSTEE

STATE OF OREGON,  
County of Klamath  
11/9, 1994 ss.

Personally appeared the above named  
LYDIA M. ALT AS TRUSTEE OF THE  
LYDIA MEHLING ALT TRUST  
and acknowledged the foregoing instrument  
to be her voluntary act and deed.

Before me: Jessica Whitlatch  
Notary Public for Oregon



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)

TRUSTEE OF THE LYDIA MEHLING ALT TRUST	
7208 BOYD CT	
KLAMATH FALLS, OR 97603	
GRANTOR'S NAME AND DOB	
CARLENE BIRD	
1301 TUOLUMNE BLVD.	
MODESTO, CA 95351	
GRANTEE'S NAME AND DOB	
CARLENE BIRD	
1301 TUOLUMNE BLVD.	
MODESTO, CA 95351	
NAME, ADDRESS, ZIP	
CARLENE BIRD	
1301 TUOLUMNE BLVD.	
MODESTO, CA 95351	
NAME, ADDRESS, ZIP	

STATE OF OREGON, ss.  
County of Klamath  
I certify that the within instrument was received for record on the 28th day of Nov, 19 94, at 11:44 o'clock A. M., and recorded in book M94 on page 36205 or as file/reel number 91680. Record of Deeds of said county.  
Witness my hand and seal of County affixed.  
Evelyn Biehn, County Clerk  
Recording Officer  
By \_\_\_\_\_ Deputy

Fee \$30.00

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