

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That GLEN J. MC GUIRE AND PATRICIA JEAN MC GUIRE, husband and wife hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by LEAH A. MC GUIRE, a single person, 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 improvements, hereditaments and appurtenances thereunto belonging or appertaining, situated in the County of Klamath and State of Oregon, described as follows, to-wit:

THE WEST 55 FEET OF LOT 7 IN BLOCK 19, FAIRVIEW ADDITION NO. 2 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 \$ 45,000.00

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 6th day of Jan., 1995; 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.

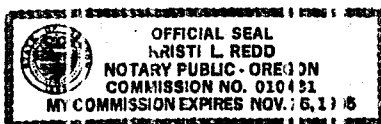
STATE OF OREGON,
County of Klamath,
Jan 7, 1995

GLEN J. MC GUIRE
PATRICIA JEAN MC GUIRE

Personally appeared the above named
GLEN J. MC GUIRE AND PATRICIA JEAN
MC GUIRE

and acknowledged the foregoing instrument
to be their voluntary and deed.

Notary me: Kristi L. Redd
Notary Public for Oregon
My commission expires: 11/16/95



STATE OF OREGON, County of) ss.

The foregoing instrument was acknowledged before me this

day of Jan., 1995, by

president, and by

secretary of

a corporation, on behalf of the corporation.

Notary Public for Oregon

My commission expires: (SEAL)

GLEN J. MC GUIRE AND PATRICIA JEAN MC GUIRE
5700 Upland
Klamath Falls, OR 97603
GRANTOR'S NAME AND ADDRESS

LEAH A. MC GUIRE
805 Upham, Klamath Falls, OR 97601
GRANTEE'S NAME AND ADDRESS

LEAH A. MC GUIRE
805 Upham
Klamath Falls, OR 97601
NAME, ADDRESS, ZIP

Use Change if required all instruments shall be sent to the following address:

LEAH A. MC GUIRE
805 Upham
Klamath Falls, OR 97601
NAME, ADDRESS, ZIP

STATE OF OREGON,

ss.

County of Klamath

I certify that the within instrument was received for record on the 9th day of Jan., 1995, at 3:27 o'clock P.M., and recorded in book M95 on page 603 or as file/reel number 93389, Record of Deeds of said county.

Witness my hand and seal of County affixed.

Bernetha G. Letsch, County Clerk
Recording Officer
B. Pauline Mullins, Deputy

Fee \$30.00