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WESTERN STATES LAW BOOK COMPANY, INC. 1701 17TH AVENUE, SUITE 100, DENVER, CO. 80202

WARRANTY DEED

Volume Page 1507

KNOW ALL MEN BY THESE PRESENTS, That KAREN R. FRANCISCO

GRANT L. FRANCISCO AND

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by ****

hereinafter called the grantee, does hereby grant, bargain, sell and convey unto the grantee and grantee's heirs, successors and assigns, that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or in any way appertaining, situated in Klamath County, State of Oregon, described as follows, to-wit:

**** GRANT L. FRANCISCO AND KAREN FRANCISCO, TRUSTEES, OR THEIR SUCCESSORS IN TRUST, UNDER THE FRANCISCO LOVING TRUST DATED JANUARY 18, 1995, AND ANY AMENDMENTS THERETO.

The South 100 feet of the North 110 feet of Lot 4, and the South 40 feet of the North 50 feet of Lot 3, all in Block 3 of Fort Klamath, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon

The liability and obligations of the Grantor to Grantee and Grantee's heirs and assigns under the warranties and covenants contained herein or provided by law shall be limited to the extent of coverage that would be available to Grantor under any policy of title insurance issued to the Grantor at the time Grantor acquired the property. The limitations contained herein expressly do not relieve Grantor of any liability or obligation under this instrument, but merely define the scope, nature and amount of such liability or obligations.

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE)

To Have and to Hold the same unto the grantee and grantee's heirs, successors and assigns forever. And grantor hereby covenants to and with grantee and grantee's heirs, successors and assigns, that grantor is lawfully seized in fee simple of the above granted premises, free from all encumbrances

grantor will warrant and forever defend the 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 \$ -0- However, the actual consideration consists of or includes other property or value given or promised which is the whole consideration (indicate which) - The entire interest in the above described premises.

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

In Witness Whereof, the grantor has executed this instrument this 18th day of January, 1995, if a corporate grantor, it has caused its name to be signed and its seal, if any, affixed by an officer or other person duly authorized to do so by order of its board of directors.

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.

GRANT L. FRANCISCO

KAREN R. FRANCISCO

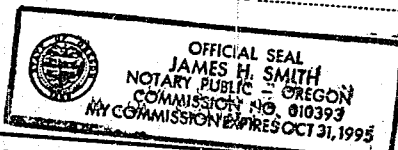
STATE OF OREGON, County of JACKSON

This instrument was acknowledged before me on JANUARY 18, 1995, by GRANT L. FRANCISCO & KAREN R. FRANCISCO

This instrument was acknowledged before me on

as

of



JAMES H. SMITH

My commission expires 10/31/95 Notary Public for Oregon

GRANT L. & KAREN R. FRANCISCO
2780 SYRINGA DRIVE
MEDFORD, OR 97501

GRANT L. FRANCISCO & KAREN FRANCISCO
FRANCISCO LOVING TRUST DATED 1/18/95
2780 SYRINGA DRIVE
MEDFORD, OR 97501

After recording return to (Name, Address, Zip):
JAMES H. SMITH, ESQ.
711 BENNETT AVENUE
MEDFORD, OR 97504

Until requested otherwise send all tax statements to (Name, Address, Zip):
GRANT L. & KAREN FRANCISCO
2780 SYRINGA DRIVE
MEDFORD, OR 97501

TRUSTEES

SPACE RESERVED
FOR
RECORDER'S USE

STATE OF OREGON,
County of Klamath

I certify that the within instrument was received for record on the 23rd day of Jan, 1995, at 11:21 o'clock A.M., and recorded in book/reel/volume No. 495 on page 1507 and/or as fee/file/instrument/microfilm/reception No. 93866, Record of Deeds of said County.

Witness my hand and seal of County affixed.

Bernetha G. Letsch, County Clerk
NAME TITLE

By Pauline Muller, Deputy.

Fee \$30.00