

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That JAMES R. DeBAUN, TRUSTEE UNDER WRITTEN DECLARATION OF TRUST DATED SEPTEMBER 7, 1972

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by FRANK D. ROLLINS AND DIANE ROLLINS, Trustees, or their successors in trust, under the ROLLINS \*\*\*; 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:

That portion of the Southerly 300 feet of the SE1/4 SW1/4 NW1/4 of Section 21, Township 40 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon, lying Southwesterly of Keno-Worden Road, EXCEPTING THEREFROM the East 60 feet thereof, reserved for roadway purposes in Volume M79, page 3810, Microfilm Records of Klamath County, Oregon.

\*\*\* LOVING TRUST dated July 18, 1990, and any amendments thereto.

## 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 to the land, if any, as of 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 \$ 8,500.00

~~THE GRANTOR HEREBY CERTIFIES THAT THE PROPERTY DESCRIBED IN THIS INSTRUMENT IS NOT SUBJECT TO ANY OTHER WRITTEN INSTRUMENT, INCLUDING BUT NOT LIMITED TO, MORTGAGES, DEEDS, EASEMENTS, OR OTHER INTERESTS, WHICH MAY AFFECT THE TITLE TO THE PROPERTY DESCRIBED IN THIS INSTRUMENT.~~

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 10th day of February, 19 95; 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 California  
County of Los Angeles, ss.  
February 10, 19 95.

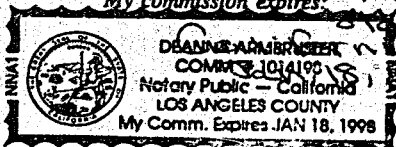
James R. DeBaun, Trustee  
JAMES R. DeBAUN, TRUSTEE

Personally appeared the above named  
JAMES R. DeBAUN, AS TRUSTEE UNTER WRITTEN  
DECLARATION OF TRUST DATED SEPTEMBER 7, 1972.

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

Before me:

Notary Public for Oregon Deanna Armbruster  
My commission expires: 1998



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)

JAMES R. DeBAUN, TRUSTEE  
4319 RADFORD AVE #2  
STUDIO CITY, CA 91604

GRANTOR'S NAME AND ADDRESS

TRUSTEE OF THE ROLLINS LOVING TRUST  
P.O. BOX 918  
KENO, OR 97627

GRANTEE'S NAME AND ADDRESS

After recording return to:

TRUSTEE OF THE ROLLINS LOVING TRUST  
P.O. BOX 918  
KENO, OR 97627

NAME, ADDRESS, ZIP

Until a change is registered all tax statements shall be sent to the following address.

TRUSTEE OF THE ROLLINS LOVING TRUST  
P.O. BOX 918  
KENO, OR 97627

NAME, ADDRESS, ZIP

STATE OF OREGON,

ss.

County of Klamath

I certify that the within instrument was received for record on the 13th day of Feb, 19 95, at 3:32 o'clock P. M., and recorded in book M95 on page 3148 of 43 file/reel number 94792

Record of Deeds of said county.

Witness my hand and seal of County affixed.

Bernetha G. Letsch, County Clerk

By Rachel M. Miller, Deputy  
Recording Officer

Fee \$30.00

MOUNTAIN TITLE COMPANY

MOUNTAIN TITLE COMPANY

MOUNTAIN TITLE COMPANY