

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That DONALD R. WHITAKER and ROSEMARY WHITAKER, as tenants by the entirety hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by MICHAEL STRIEFEL and ELIZABETH A. STRIEFEL, husband and wife, 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:

Parcel 2 of Land Partition 54-92 as filed in the Klamath County Clerk's office and being situated in Lot 15 of HOMELAND TRACTS NO. 2 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

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 \$ 165,500.00

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 21 day of February, 1995; if a corporate grantor, it has caused its name to be signed and sealed by its officers, duly authorized thereto by order of its board of directors.

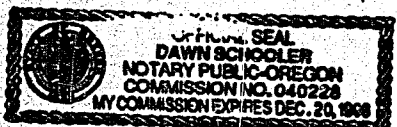
STATE OF OREGON, County of Klamath ss. February 21, 1995.

Donald R. Whitaker
Rosemary Whitaker

Personally appeared the above named DONALD R. WHITAKER ROSEMARY WHITAKER

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

Before me: Dawn Schooler Notary Public for Oregon My commission expires: 12/20/98



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)

DONALD R. WHITAKER and ROSEMARY WHITAKER 5835 DELAWARE KLAMATH FALLS, OR 97603

GRANTOR'S NAME AND ADDRESS MICHAEL STRIEFEL and ELIZABETH A. STRIEFEL 13450 NE 148TH ST. 2655 Nile Klamath Falls, OR 97603

GRANTEE'S NAME AND ADDRESS MICHAEL STRIEFEL and ELIZABETH A. STRIEFEL 13450 NE 148TH ST. 2655 Nile Klamath Falls, OR 97603

NAME, ADDRESS, ZIP MICHAEL STRIEFEL and ELIZABETH A. STRIEFEL 13450 NE 148TH ST. 2655 Nile Klamath Falls, OR 97603

STATE OF OREGON, ss. County of Klamath I certify that the within instrument was received for record on the 22nd day of Feb, 1995 at 2:32 o'clock P. M., and recorded in book M95 on page 3877 or as file/reel number 95189 Record of Deeds of said county. Witness my hand and seal of County affixed.

Bernetha G. Letsch, Co Clerk Recording Officer By Pauline Miller Deputy

FEE: \$30.00